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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, January 13, 1977

Minutes
440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, January 13, 1977.

1. **ROLL CALL:**

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT: Ms. Joan Byrnes, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Jim Jones, Commissioner
Rev. Dr. A. C. Ubalde, Jr., Commissioner

EXCUSED: Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
John E. Sullivan, Counsel

2. **VISITORS:**

Secretary stated the visitor cards would not be read, in view of the size of the audience.

3. **APPROVAL OF AGENDA:**

Commissioner Wallace moved the agenda be the agenda of the day. Commissioner Ubalde seconded. Unanimously carried.

4. **APPROVAL OF MINUTES:**

Commissioner Wallace moved the Minutes of the Special Meeting of December 16, 1976, as distributed, be approved. Commissioner Ubalde seconded. Unanimously carried.

Commissioner Wallace moved the Minutes of the Regular Meeting of December 23, 1976, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. **GENERAL COMMUNICATIONS:**

None.

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1. ROLL CALL:

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Roll Call found the following members to be:

PRESENT:
Mr. Jean Byrnes, Vice Chairman
Dr. Amanda Eisinger, Commissioner
Mr. Glen Wallace, Commissioner
Mr. Martin Hejman, Commissioner
Rev. Jim Jones, Commissioner
Rev. Dr. A. C. Ubalde, Jr., Commissioner

EXCUSED:
Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
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5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

BID RESULTS - GROUP FINANCING: FIRST SERIES, 1977:

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Bids were received December 14, 1976 for the First Series, 1977 Group Financing for the amount of \$5,482,000. The bids range from a low of 2.32% to a high of 2.49%.

The complete bid results are as follows:

<u>FIRST SERIES, 1977</u>	<u>AMOUNT</u>	<u>INTEREST</u>	<u>PREMIUM</u>
Bank of America, et al (Successful Bidder)	\$5,482,000	2.32	\$ 19.00
Bankers Trust	\$5,482,000	2.37	\$235.00
United California Bank	\$5,482,000	2.41	\$160.00
Wells Fargo Bank, et al	\$5,482,000	2.47	-0-
First National City Bank et al	\$5,482,000	2.48	\$169.00
The Bank of New York	\$5,482,000	2.48	-0-
Morgan Guaranty Trust Co., et al	\$5,482,000	2.49	\$225.00

7. REPORT OF COUNSEL:

Counsel Sullivan stated his office has been concerned with primarily the International Hotel situation since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT:

Secretary reviewed the Target Projects Program Status Report as follows:

"December 7, 1976

A meeting was held with the Project Management Staff, Department Heads and the lead architects to be briefed in detail on the proposed rehabilitation plans for the Hunters Point Area (CAL 1-17A). Suggestions relative to rehabilitation changes were discussed and a follow-up meeting to review in more depth the plans by the various housing departments was scheduled.

December 13, 1976

Deputy Executive Director and Housing Authority Staff met with the TPP Resident Advisory Council and their attorney in the Offices of the Council located in the Hunters Point II School. Discussions were held on the Certificates of Re-Occupancy and the By-Laws of the TPP Resident Advisory Council. The Council agreed that the Re-Occupancy Certificates were approved as to language; however, the Authority Staff is to present a sample Re-Occupancy Certificate for the Council's review and comment. The Staff is presently developing the sample certificate.

A general discussion regarding TPP activities was also held.

December 13, 1976 - December 17, 1976

Interviews were conducted each day of the week to evaluate the applicants for the nine positions as Resident Assistant to the Manager. We are anticipating that the positions can be filled and training commenced by mid-January, 1977.

December 14, 1976

A meeting was held with the Mayor's Community Development Coordinator, the Redevelopment Agency, and the Housing Authority Staff to discuss the proposed renovation of the Milton Meyer Community Center utilizing Community Development funds.

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December 13, 1976 - December 17, 1976

A general discussion regarding TTP activities was also held.

The Staff is presently developing the sample certificate. However, the Authority Staff is to present a sample agreement that the Re-Occupancy Certificate were approved as to the Hy-Jane of the TTP Resident Advisory Council. The Council discussions were held on the Certificate of Re-Occupancy and Offices of the Council located in the Hunters Point Area. With the TTP Resident Advisory Council and their attorney in the Deputy Executive Director and Housing Authority Staff met

December 12, 1976

The plans by the various housing departments was scheduled. were discussed and a follow-up meeting to review in more detail (CAL 1-17A). Suggestions relative to rehabilitation changes on the proposed rehabilitation plans for the Hunters Point Area Department Heads and the lead architect to be held in detail. A meeting was held with the Project Management Staff.

December 7, 1976

as follows:

Secretary reviewed the Target Projects Program Status Report

TARGET PROJECTS PROGRAM - STATUS REPORT

UNFINISHED BUSINESS:

Council Sullivan stated his office has been concerned with primarily the International Hotel situation since the last Commission Meeting.

REPORT OF COUNSEL:

<u>FIRST SERIES, 1977</u>	<u>AMOUNT</u>	<u>INTEREST</u>	<u>PREMIUM</u>
Horgan Guaranty Trust Co., et al	\$2,482,000	2.49	\$225.00
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United California Bank	\$2,482,000	2.41	\$160.00
Bankers Trust	\$2,482,000	2.37	\$235.00
(Inconsequential Bids)			
Bank of America, et al	\$2,482,000	2.32	\$ 19.00

The complete bid results are as follows:

Group financing for the amount of \$2,482,000. The bid range from a low of 2.321 to a high of 2.492.

BID RESULTS - GROUP FINANCING: FIRST SERIES, 1977:

U I B

REPORT OF SECRETARY:

6.

December 14, 1976 (Continued)

Continued discussions with the Board of Education staff regarding the acquisition of the Hunters Point II School were held.

December 17, 1976

A general staff meeting was held with Authority Department Heads and Supervisors involved in the TPP. The purpose of the meeting was to conduct an in-depth review of the program to date and to discuss the recently completed HUD review of the program.

December 28, 1976

The TPP Resident Advisory Council held a meeting at which time Housing Authority Staff and the Council's Attorney were present. The Council again reviewed the Certificate of Re-Occupancy. Other discussions included the Council's By-Laws and the method to be adopted in selecting Council members.

January 6, 1977

Housing Authority Staff and members of the TPP Resident Advisory Council met to review the listing of persons interviewed for the positions of Resident Assistant to the Manager now open in the TPP area.

REHOUSING REPORT

Following is an update of the Rehousing effort in CAL 1-17A East and West:

WEST:	Number of occupied units remaining	30
	Number of vacant units	114
	Residents assigned reservation numbers	9
EAST:	Number of occupied units remaining	58
	Number of vacant units	63
	Residents assigned reservation numbers	10"

Secretary stated that after the Commissioners and the TPP Resident Advisory Council have been briefed on the alternate rehabilitation proposal next week, demolition of the three-story buildings can begin.

Commissioner Ergina asked how many applicants had applied for the nine "Resident Assistant to the Manager" positions and what qualifications were necessary for the jobs. Secretary replied that there were many more applications than job slots, and that there were no requirements other than being a legal resident of public housing, or eligible for public housing. Secretary stated top priority will be given to TPP-Area residents and then city-wide residents of public housing.

Commissioner Ubalde asked if the Milton Meyer Community Center is owned by the Housing Authority. Secretary replied affirmatively, that in the process of tearing down some of the temporary war housing, the Center was built as part of the cooperation agreement between the Housing Authority and the City, and that the Center is staffed and programmed by the Park and Recreation Department for residents in the Hunters Point area.

The discussion returned to the Resident Assistant to the Manager program, and in answer to Commissioner Ergina's questions, Secretary stated that those eligible applicants who are not hired will be placed on an eligibility list, and should a Resident Assistant be unable to accept the position or continue in it after being hired, the replacement will be selected from the eligibility list.

January 13, 1977

Commissioner Wallace asked about the insurance coverage available to the soon-to-be hired Resident Assistants, and stated that the Commissioners had asked staff to look into the possibility of insuring the hourly Resident Assistants in the same manner the Authority's permanent employees are insured. Secretary responded that the Resident Assistant's receive Social Security benefits and state disability insurance but do not receive the life insurance benefits which the salaried employees do. Commissioner Wallace stated that "before this moves", Staff needs to clear up the matter of full insurance coverage for hourly employees. Secretary responded the subject should be discussed in Executive Session as it relates to personnel matters.

Commissioner Ubalde asked what steps were taken to advertise the job openings. Secretary responded the President of each tenant organization was sent a copy of the job announcement, copies were posted in all project offices, and tenant meeting rooms, and further, the announcements were forwarded to the Human Resources Department the Human Rights Commission and various organizations involved in Affirmative Action programs.

Commissioner Byrnes asked if the Resident Assistants would be covered under the Authority's general liability insurance program, if hurt, injured or killed on the job. Counsel responded such an employee would receive Workmen's Compensation and no other coverage, and such would be the case with all employees injured on the job, as any insurance payment from an outside company would decrease workmen's compensation benefits. Commissioner Byrnes stated supplemental insurance could be made available and asked Staff to prepare a report and recommendation for the Commission. Secretary stated the Commission should meet in Executive Session and as a Personnel Committee of the Whole to discuss the insurance coverage of the Resident Assistants and the funding of those positions. Ms. Frances Williams, President of the TPP Resident Advisory Council, supported the idea of having the Resident Assistants eligible for total insurance coverage.

Commissioner Wallace stated she is concerned that since the TPP Status Report indicates the Resident Assistants will be hired and trained in "mid-January", and in view of the date today, the report now being requested by the Commissioners should not come "after the fact". Commissioner Wallace stated that while she is not trying to keep anyone from working, she wants to get the insurance matter settled before anyone is hired. Secretary stated that the applications have been reviewed, that they are now on the desk of the Executive Director, and that once the final decision has been made, the new employees will report to work and training will begin. The Commission decided to meet in Executive Session on Monday, January 17, 1977 at 8:30 A.M.

Mr. Montoya, Bernal Dwellings Tenant Association, stated the Commissioners should consider giving the Resident Assistants all of the fringe benefits enjoyed by permanent employees, not just the insurance benefits.

INTERNATIONAL HOTEL - STATUS REPORT:

Secretary reviewed the status report regarding the International Hotel situation.

"December 16, 1976

The Commissioners ratified posting of Notice of Hearing for a Resolution of Public Necessity and passed a motion supporting the non-eviction position of the tenants.

December 23, 1976

After a full day's Public Hearing, the Commission adopted a Resolution of Necessity and instructed Staff and Counsel to draft the Resolution and file a Complaint in Eminent Domain.

December 24, 1976

Mr. Tom Vizzard, independent Counsel for the San Francisco Housing Authority, prepared and filed a Complaint in Eminent Domain. Service of the papers was undertaken by Mr. Graham; Four Seas Investment Corporation has thirty days to answer.

December 28, 1976

Frequent phone calls were received from the leaders of the Workers Committee to Fight for the International Hotel and the Victory Building, Mr. Graham and Mr. Thompson urging immediate action as the eviction was scheduled for December 31, 1976. Additionally, the media inquired about legal procedures of Eminent Domain, and the relationship between the Eminent Domain action and the Contempt action before Judge Benson, and the Stay of Eviction action before Judge Brown. (There is no relationship between the two actions).

In addition, Staff and Counsel worked with Mr. Graham, Mr. Thompson and Mr. Diones on a daily basis moving toward drafting and executing a Lease Agreement between the Housing Authority and the International Hotel Tenants Association for the operation of the premises, if being given possession by the Court.

January 4, 1977

Inspection of the International Hotel by Bureau of Building Inspection and Housing Authority Staff.

January 5, 1977

Finalized contract between the Housing Authority and the City and County of San Francisco regarding the availability of Community Development Funds when needed.

January 10, 1977

A lease between the Housing Authority and the International Hotel Tenants Association for the operation and maintenance of the Hotel was executed. Said lease assures the Commissioners and the residents of public housing that no Housing Authority funds, pursuant to the Housing Authority's ACC contract, will be used for the operation and maintenance of the Hotel, if and when the San Francisco Housing Authority gets possession.

Also, on January 10, a finalized contract with independent Counsel was signed, as agreed upon by the IHTA and the Housing Authority. Said independent Counsel is indemnified, pursuant to the Indemnification Agreement approved by the Commission on December 23, 1976.

January 11, 1977 - A.M.

Mr. William Bush, Attorney for the Four Seas Investment Corporation, served a Petition for Writ of Mandamus and Review on the Housing Authority. Said petition was served on the Executive Director.

In said petition, the Four Seas Investment Corporation, owners of the International Hotel, challenges the adoption of the Resolution of Necessity on December 23, and asked the Court to review the record and nullify the Commission action.

Pursuant to Section 4 of the Indemnification Agreement, Mr. Gilbert Graham, Attorney for the IHTA, was asked to review said documents and determine what course of action is required to protect the interests of the Housing Authority and the IHTA.

January 13, 1977

January 11, 1977 - P.M.

Independent Counsel, Mr. Vizzard, devoted the entire morning preparing the necessary documents to enable the Housing Authority to file the Petition for Writ of Immediate Possession by 2:30 P.M. Said Petition was filed, on schedule, and received by Judge Rolph. However, the Judge had some reservations about signing the Order at that time and asked the Housing Authority to appear in his Chambers on January 12 at 10:00 A.M. for further review of the petition.

January 12, 1977 - A.M.

Counsel for the Housing Authority, IHTA, Four Seas Corporation and Authority's independent Counsel, Mr. Vizzard, met with Judge Rolph to discuss the Petition as noted above. The Judge's law clerk was assigned to meet with all attorneys present to determine if there is any conflict between the two sets of documents, those presented yesterday by Mr. Bush and those presented to the Judge yesterday by the Housing Authority.

January 12, 1977 - P.M.

As a result of the above stated meeting with all attorneys, Judge Rolph signed the Petition for the Order of Immediate Possession. However, the Judge will not permit the Housing Authority to execute said Order pending determination of the Hearing on the Writ of Mandamus scheduled February 1, 1977. In addition, said Order also stipulated that under no circumstances would the Judge's signing of this Order "interfer with the outstanding Writ of Possession/Execution issued by Judge Ira Brown of this Court".

In Counsel's opinion, the Judge's signing of the Order of Immediate Possession and his Staying of Execution of said Order until February 1, 1977 will not, repeat, will not prevent the Sheriff from proceeding with the eviction of the residents of the International Hotel.

Mr. Gil Graham, Attorney for the IHTA, indicated that he will approach Judge Brown with another request for a Stay of Execution based on the filing of the Eminent Domain and the actions taken by Judge Rolph today. Judge Rolph also signed a Temporary Restraining Order preventing the Four Seas Corporation from demolishing the building before the scheduled Hearing on the Writ of Mandamus on February 1, 1977. Judge Rolph also signed an Order setting forth the \$1,275,000 as the proper amount of security deposit, as required by law.

January 13, 1977

For the record and for your information, attached is the formal "Resolution of Necessity", Resolution No. 2061, as adopted by the Commission at the Public Hearing, December 23, 1976. The Resolution will be shown as part of the Minutes for the January 13, 1977 Commission Meeting."

For the record, the following is the Resolution of Necessity which was unanimously passed by the Commission at its Regular Meeting of December 23, 1976. Please refer to the Minutes of that meeting for details.

RESOLUTION NO. 2061
* * * * *

RESOLUTION OF NECESSITY
* * * * *

RESOLUTION NO. 2061

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RESOLUTION OF NECESSITY

* * * * *

WHEREAS, the Board of Supervisors of the City and County of San Francisco, did on November 30, 1976, at meeting assembled, approve the International Hotel site for low rent housing and authorized the Mayor, acting through the Director of the Office of Community Development, to enter into and execute a contract amendment to the 1976 Community Development contract between the City and County of San Francisco and the San Francisco Housing Authority for the purpose of enabling the Housing Authority to begin necessary proceedings to acquire the International Hotel as a resource for low rent housing; and

WHEREAS, the Board of Supervisors of the City and County of San Francisco, in meeting on November 30, 1976, in adopting Resolution, file number 516-76 approving the International Hotel site at 848 Kearny Street, included the fact that the Housing Authority is assured of indemnification for all costs involved in or incurred relating to this Resolution of further action, by the International Hotel Tenants Association, if any, arising from the Resolution adoption; and

WHEREAS, the Housing Authority has previously designated qualified appraisers to establish a fair market price for the International Hotel property, and the appraisals have been completed.

WHEREAS, necessary approvals have been given by City Planning Commission and the Board of Education; and

WHEREAS, pursuant to notice given to the owner of the subject property on December 8, 1976, a public hearing on the Resolution of Necessity was held on December 23, 1976 with all Commissioners present; and

WHEREAS, representatives of the International Hotel Tenants Association presented a planned project for low rent housing to the Commission; and

WHEREAS, representatives of Four Seas Investment Corporation, the Owner, appeared in opposition to said planned project; and

WHEREAS, the Commission elicited information by way of questioning regarding the factual aspects of the matter, to its satisfaction.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. The the Commission of the Housing Authority of the City
and County of San Francisco, being a seven-member Commission and five members
being present, unanimously approves and adopts a Resolution of Necessity as
follows:

A. The property located at 848 Kearny Street, San Francisco,
California, 94108, more commonly known as the International Hotel is a suitable
and proper location for public housing of low income residents of San Francisco
and is within the powers of this Commission to acquire by eminent domain
proceedings pursuant to Health and Safety Code Section 34235.

B. The location is in an area of San Francisco in need of
more low-rent housing and will provide 150 units, more or less, to relieve
the great deficiency of said units in the area.

BE IT FURTHER RESOLVED that:

1. The public interest and necessity require the project
proposed by the International Hotel Tenants Association; and

2. The proposed project is planned and located in the manner
that will be most compatible with the greatest public good and least private
injury; and

3. The property described in this Resolution is necessary for the
proposed project, said property being described as the International Hotel
located at 848 Kearny Street, San Francisco, California, more particularly
described as follows:

Commencing at the point of intersection of the Southerly
line of Jackson Street and the Easterly line of Kearny Street,
running thence Easterly and along said line of Jackson Street
110 Feet; thence at a right angle Southerly 137 feet 6 inches,
thence at a right angle Westerly 110 feet to the Easterly line
of Kearny Street, thence at a right angle Northerly along said
line of Kearny Street 137 feet 6 inches to the point of
commencement. Being a portion of Assessor's Block 195 Lot 13.

The site so selected is further described as a portion of Assessor's Block 195 Lot 13 and is delineated on plat labeled Exhibit No. 1 on file at the Office of the Clerk of the Board of Supervisors, File Number 516-76 which is, by reference, incorporated herein;

4. That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

After presenting the Status Report, Secretary mentioned that with regard to the January 4, 1977 inspection of both the residential and commercial portions of the Hotel, this was the first time the Building Inspection Department had been able to inspect the Hotel in two years. Secretary also stated the Authority had experienced peaceful demonstrations by supporters of the International Hotel Tenants.

Commissioner Ubalde referred to a large demonstration which had taken place in front of the Hotel on January 12 and stated he had been moved by the entire event. The Commissioner stated he had observed many demonstrations over the years, and that this one was particularly moving in that of the some 2,500 demonstrators, all walks of life, and all age groups were represented and were supportive of the International Hotel Tenants.

Commissioner Ubalde continued by recalling the Commission had made its decision to support an eminent domain proceeding on December 23 and that according to the International Hotel status report, a Writ of Mandamus was filed on January 11 in the morning by Four Seas Corporation and the Authority's eminent domain papers were submitted to the Court in the afternoon of the same day. Commissioner Ubalde stated that the difference of two or three hours "could have made a difference in the decision of the Court", and that he thinks "we could have helped the tenants much more if our role was a little bit more affirmative."

Commissioner Byrnes stated she agrees with Commissioner Ubalde and that she had accompanied Attorney Gilbert Graham to Judge Brown's Court to state a similar opinion, but that the Judge had informed her he did not want to hear from "any City officials". Commissioner Byrnes stated that it is unfortunate the Eviction Notice of Judge Brown's Court was upheld in view of the February 1 Hearing when the legality of the eminent domain proceeding will be challenged. The Commissioner stated that during the two and one-half weeks before the Hearing, the eviction "may possibly open on the 19th". The Commissioner referred to the situation as "horrible and horrendous". The Commissioner stated the Commission should go on record as supporting the tenants, not only legally, but morally as well.

Commissioner Wallace inquired if there were any reason for "staff being late". Secretary responded the Commissioners had been advised by Counsel Sullivan one month ago regarding the difficulty of possibly having to collect funds from thirty individuals as opposed to a non-profit corporation, and that the Commission had agreed that the IHTA should finalize its Articles of Incorporation before proceeding. Secretary stated that part of the problem regarding the time between December 23, 1976 and January 11, 1977 was that the IHTA did not complete the process of incorporating the tenants association until January 10.

Secretary stated another "part of the problem" is the insurance coverage. The Authority has been "going on the word" of an insurance company in Los Angeles, and the Authority still does not have any documentation. Secretary recalled that full insurance coverage by IHTA is required by law, and by the City and County of San Francisco. Secretary stated the Authority received a binder "for some insurance coverage" on January 7 and a cancellation notice of that insurance on January 10. Secretary stated that in the opinion of the Executive Director, "the time problem was caused by the IHTA themselves because they did not incorporate and get insurance coverage in sufficient time to enable us to instruct independent counsel to proceed." Secretary stated that Mr. Graham was advised of the situation and that daily meetings of all parties have been on-going, either in person or via telephone, since December 28, 1976.

Counsel Sullivan addressed the Commission and stated he "deeply resents anyone giving the impression the Staff has been negligent in any way". Counsel stated the Commission had given staff directions and that the primary purpose of Staff's involvement was to protect the Commissioners, which had been done via the Indemnification Agreement. Counsel Sullivan stated that in order to protect the commissioners via the Agreement, it was necessary for IHTA to

incorporate and to show insurance coverage. Counsel stated that as of this date, IHTA has made a deposit on an insurance premium that is only good for fifteen days. Counsel continued by reiterating that Staff's primary concern was the Commissioners' vulnerability, hence the necessity for the Indemnification Agreement, and that Mr. Graham does not agree the Agreement was necessary, nor that the formation of a non-profit corporation was necessary. Counsel stated that the delays were not due to Authority Staff, that "hours and hours" of work has gone into the project, and is continuing, and that if there were any delays, it was because the Authority could not secure the necessary documents "from the other side". Said Counsel: "I resent taking the position that Staff did not do everything we could."

Commissioner Jones stated that previous comments were not meant to be a reflection on Counsel Sullivan's professional ability and then asked if anyone knew if the Notice to Evict was properly posted. Secretary stated that according to newspaper accounts, the notices had been posted on both the residential and commercial portions of the Hotel.

Commissioner Ubalde asked the Executive Director and Counsel if the Commission has any other legal remedies it could use, considering its decision on December 23, "to be of further help to the tenants of the International Hotel." Counsel responded that there are no "practical steps" that could be taken by the Commission, and that Mr. Gil Graham is "following the only real course" by filing an appeal on Judge Rolph's decision. Counsel stated that while the Authority is not a party to the eviction, Mr. Graham had asked him this morning if the Commission had a policy which would allow it to go to Judge Brown and seek a Stay of Execution of the eviction. Counsel suggested this might be a remote possibility but that he personally thinks the Judge would inform the Commission they had no interest in the action.

Commissioner Byrnes reiterated the statement made to her by Judge Brown regarding his not wanting to hear from public officials, and asked if the Commission would be allowed to file papers requesting a stay of the eviction order. Counsel again stated it would be a remote possibility. Commissioner Ubalde moved the Commission file such papers. Commissioner Jones seconded.

Commissioner Wallace opened discussion by asking what filing papers attempting to Stay the eviction would have on the February 1 Hearing. Counsel responded such an action would have no effect, and reiterated his statement that in all probability, the Court would inform the Housing Authority it does not belong in the eviction action.

Commissioner Jones stated the Commission needs to do everything possible to "avoid the tragedy of what is going to happen in this City with 3,000 people in confrontation", and agreed that the Commission should file the papers, "even if it is symbolic". Acting Chairman called for a vote on the question of the Housing Authority filing papers in an attempt to stay the eviction, as proposed by Commissioner Ubalde and seconded by Commissioner Jones. Unanimously carried.

9. NEW BUSINESS:

TRAVEL:

Secretary stated there are two travel resolutions on the agenda for consideration by the Commission. The first resolution authorizes travel to Sacramento to attend the first Tri-Chapter meeting of NAHRO, a joint meeting among the Bay Area Chapter, Central California Chapter and the Southern California Chapter. The meetings will concern devising means to revive the general obligation bond funding method to assist the California State Housing Finance Agency in securing additional funding for low income housing programs. The resolution authorizes three Commissioners and two Staff members to attend the workshops.

Following Resolution introduced by Commissioner Ubalde:

RESOLUTION NO. 2062

* * * * *

RESOLUTION AUTHORIZING TRAVEL TO SACRAMENTO, CALIFORNIA
TO ATTEND NAHRO CONFERENCE AND WORKSHOP
JANUARY 13-14, 1977

* * * * *

RESOLUTION NO. 2062

RESOLUTION AUTHORIZING TRAVEL TO SACRAMENTO, CALIFORNIA
TO ATTEND NAHRO CONFERENCE AND WORKSHOP
JANUARY 13-14, 1977

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its first Tri-Chapter NAHRO Conference and Workshop in Sacramento, California, January 13-14, 1977; and

WHEREAS, this Authority deems that the attendance at the Workshop and Conference of such members of this Staff as the Commission and Executive Director may indicate is essential to the conduct of its low-rent housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Staff as the Commission and Executive Director may indicate be authorized to travel to Sacramento, California, January 13-14, 1977 for the purpose of attending the aforementioned workshop and conference.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Jones stated his statements again might be considered "symbolic", but in view of a recent newspaper article "revealing the conditions in the Pink Palace", the Resident Assistants not being properly indemnified, and "all sorts of provisions that need to be made for the people, the tenants," he feels that the past "Housing Authority practice" of travelling first class to conferences and meetings in Washington should be "restricted". Commissioner Jones moved that participants in housing conferences travel as economically as possible and that participants stay in the most economical "conveniences" as possible. Commissioner Ubalde seconded.

Commissioner Ergina stated the Commission has a travel Committee to decide these matters and suggested it would be a good idea to wait until the new travel committee is appointed to consider the matter. Commissioner Ubalde stated that if Commissioner Jones would be willing to agree, he, Commissioner Ubalde, would withdraw his motion and agree that the matter be sent to the travel policy committee. Commissioner Jones stated he would not be willing to do so, but would "bow to the majority". When Acting Chairman asked if it would be the pleasure of the Commission to review the matter, Commissioner Jones stated: "I vote against it".

Commissioner Ubalde repeated his request, that the matter be sent "through the proper channels" and Commissioner Jones stated he felt that would be "too vague".

Counsel Sullivan stated that procedurally the Commission should submit the matter to the Travel Committee as the item does not appear on the Agenda of the Day for the Commission meeting, and any action taken could possibly be challenged. Secondly, Counsel stated, the matter involves passage of a Resolution or altering the existing travel policy and that the Commissioners should have both the existing policy and one which might be proposed before them in order to vote.

Commissioner Wallace suggested the matter could be discussed at the Executive Session on Monday, January 17. Her fellow Commissioners agreed. Commissioner Ergina stated there would be an election among the Commissioners coming soon, and since the Chairman generally appoints committee members, the new Chairman should be given an opportunity to do so. Commissioner Ubalde referred to Commissioner Wallace's suggestion that the matter be discussed at Monday's meeting and again, the Commissioners agreed to do so.

Ms. Frances Williams, President of the TPP Resident Advisory Council, directed the Commissioners' attention to the Hunters Point situation and stated that at every Commission Meeting, the discussions are about the International Hotel, that the building is "67 years old and it will be \$3 Million to remodel it". Ms. Williams stated the tenants have been in Hunters Point for thirty years, that the tenants had been trying to get Incheon Village for two years and "there is \$15 Million" and nothing is being done about it. Mrs. Williams stated that if the Housing Authority "doesn't want any trouble, it had better get started on Incheon Village". Ms. Williams stated the tenants are tired of waiting and they are going to "clean house at 90 Kiska Road" and picket the 440 Turk Street and 1815 Egbert Street Buildings.

Acting Chairman thanked Mrs. Williams for her statements and returned to the matter of the travel resolutions. Commissioner Ubalde moved that in view of the intent of the Commissioners to discuss the travel policy at the Monday morning meeting, the foregoing Resolution be adopted. Commissioner Jones seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		
	Rev. Jim Jones		
	Rev. Dr. A. C. Ubalde, Jr.		

Acting Chairman thereupon declared said motion carried.

Following Resolution introduced by Commissioner Ubalde:

RESOLUTION NO. 2063
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.,
TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND
REDEVELOPMENT OFFICIAL SERIES OF NATIONAL COMMITTEE
MEETINGS AND THE NATIONAL BOARD OF GOVERNORS MEETING
FEBRUARY 1-4, 1977
* * * * *

RESOLUTION NO.2063
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C. TO ATTEND
THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT
OFFICIAL SERIES OF NATIONAL COMMITTEES MEETINGS AND THE
NATIONAL BOARD OF GOVERNORS MEETING, FEBRUARY 1-4, 1977
* * * * *

WHEREAS, the National Association of Housing and Redevelopment Officials are holding a series of national committee meetings in conjunction with its National Board of Governors meeting, in Washington, D. C., February 1-4, 1977; and

WHEREAS, said series of Committee meetings include the Regional Chapter and State Relations Committee, the Minority Affairs Committee and the Housing Management and Maintenance Committee; and

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Board of Governors meeting in Washington, D. C., on February 3-4, 1977; and

WHEREAS, the Executive Director is a member of both the Board of Governors and the Regional Chapter and State Relations Committee of NAHRO and chairperson of the Minority Affairs Committee of NAHRO; and

WHEREAS, the National Board of Directors of the National Tenants Organization are meeting with NAHRO's Board of Governors and its Minority Affairs Committee; and

WHEREAS, Commissioner Cleo Wallace is a national vice-president of NATO's National Board of Directors and chairperson of its western region NTO; and

WHEREAS, the Controller is a member of the Housing Management and Maintenance Committee and chairperson of its subcommittee on the Performance Funding System; and

WHEREAS, this Authority deems that the attendance of the Commissioner, the Executive Director and the Controller, at the aforementioned meetings in Washington, D. C. is essential to the conduct of its low-rent operations; and

NOW, THEREFORE, BE IT RESOLVED THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the Commissioner, Executive Director and Controller

be authorized to travel to Washington, D. C. to attend the aforementioned meetings.

II. That travel time, expenses and per diem for the Commissioner, Executive Director and Controller be allowed in accordance with the travel policies of this Authority.

III. That this authorization shall become effective immediately.

Secretary stated the Resolution covers Commissioner Wallace, as the National Vice President of the National Tenants Organization Board of Directors, the Executive Director as a member of the NAHRO Board of Governors, the Regional Chapter and State Relations Committee of NAHRO and Chairman of the Minority Affairs Committee of NAHRO, and the Controller as a member of the Housing Management and Maintenance Committee of NAHRO and as Chairman of its subcommittee on the Performance Funding System.

Commissioner Jones light-heartedly moved that Commissioner Wallace, as an able representative of the people, travel "second class" to which Commissioner Wallace responded that if that is the case, Housing Authority staff members "who are employed" will also travel "second class".

Commissioner Ubalde stated again, that in light of the intent of the Commissioners to discuss the travel policy, he would move the foregoing Resolution be adopted and stated that all Commissioner Jones and he meant was Commissioner Wallace "has our blessings". Commissioner Jones seconded the motion and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	EXCUSED:	Mr. George Evankovich
	Mr. Martin Helpman		
	Rev. Jim Jones		
	Rev. Dr. A. C. Ubalde, Jr.		

Acting Chairman thereupon declared said motion carried.

Acting Chairman stated Mr. George Patton Colbert who was to have been seated as a Commissioner at this meeting had informed the Commission he had a Court appearance set for 9:30 A.M. and would try to arrive at the Commission Meeting as soon as possible. Since Mr. Colbert had not arrived, the Commission will formally seat him at the next Commission Meeting.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 11:00 A.M.

Acting Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: 440 Turk Street
Thursday, January 27, 1977 San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, January 13, 1977.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT: Ms. Joan Byrnes, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Jim Jones, Commissioner
Rev. Dr. A. C. Ubalde, Jr., Commissioner

EXCUSED: Mr. George Evankovich, Chairman

Acting Chairman declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/Executive Director
John E. Sullivan, Counsel

SEATING OF COMMISSIONER

Secretary announced Mr. Colbert had a Court appearance and would arrive at the Commission Meeting as soon as possible.

2. VISITORS:

Secretary stated the visitor cards would not be read but would be reflected in the Minutes of the meeting.

Mr. Joe Briggs
Mr. Artie Bailey
Ms. Chlotile Pitts
Ms. Mary Hardway
Mr. Willie Williams
Ms. Geneva Van Dyke
Mr. Leo Helle
Ms. Simone Lamont
Mr. Levine Brown
Ms. Mary Black
Ms. Birda T. Johnson
Ms. Evelyn Brown
Ms. Juanita Walker
Ms. Helen Allen
Ms. Velma Simpson
Ms. Freddie May
Ms. Dora Jones
Ms. Marian Persone

Ms. Louis Jackson
 Ms. Ruby Sue Nelson
 Ms. Kathren Ross
 Ms. Louise Brown
 Ms. Mary William
 Ms. A. Williams
 Ms. Bethelia Crum
 Mr. Arde Denis
 Ms. Shirlev Baisv
 Ms. Valisha Williams
 Ms. Esther Dillard
 Mr. F. B. Sanders
 Ms. May Bryan
 Ms. Lillie Ransom, PHTA
 Ms. Gertrude Williams, PHTA
 Ms. Ruth Wellington, Potrero Hill CIA, PHTA
 Mr. David Smith
 Ms. Frances Stevenson
 Ms. Esia Compton
 Ms. Rosie Lee Smiley
 Ms. Greene Eddins
 Ms. Lucille Walton, Welfare Rights
 Ms. Dorothy Sanders
 Ms. Teresa Gilbert
 Ms. Helen Jefferson
 Ms. Katherine Simpson
 Ms. Jessie Jones
 Ms. Callie Pettv
 Ms. Judy E. McCabe, President, PHTA
 Ms. Evelyn Darnes, Vice President, PHTA
 Ms. Patricia Brown, TPP Resident Advisory Council
 Ms. A. Manning, Alice Griffith
 Ms. Pearl Turner, TPP, Hunters View
 Ms. Sarah Owens, TPP Resident Advisory Council
 Ms. Christine Neal, TPP Resident Advisory Council
 Mr. Donald Canter, San Francisco Examiner
 Mr. Marshall Kilduff, San Francisco Chronicle

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved the agenda be the agenda of the day.
 Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Meeting of
 January 13, 1977, as distributed, be approved. Commissioner Ubalde
 seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO TRI-CHAPTER CONFERENCE AND WORKSHOPS, SACRAMENTO,
 CALIFORNIA, JANUARY 13-14, 1977

Secretary referred to a report contained in the Commission
 folders regarding the Tri-Chapter conference which was attended by
 two Staff members and three Commissioners. The focus of the Con-
 ference was the California legislative process. The message was
 that legislative advocacy, "lobbying", is an important part of the
 responsibilities of representatives of local public agencies and a
 vital activity that should involve the efforts of Commissioners as
 well as Staff. Representatives of the two legislative houses in
 Sacramento, legal counsel and departmental officials, in addresses

before general sessions and in panel discussion, stressed the "new look" in the Legislature. It was emphasized the "influence-peddling" and "favor-carrying" that in the past brought lobbying into disrepute is not effective with the new breed of legislator. The legislators need and will respond to factual presentations containing hard data and showing good research.

Commissioner Wallace stated she had enjoyed the Conference, that the process whereby new Bills are introduced into the Legislature had been thoroughly discussed, and that she particularly enjoyed the session regarding conflict of interest. Commissioner Wallace stated she and Ms. McCarrell were the only tenants who participated in the Conference.

Commissioner Byrnes referenced the presentation of Mr. Robert Williams, Legislative Aid to Governor Brown, wherein Mr. Williams stressed the importance of properly documenting proposed Bills for consideration by the Legislature. Generally, some 7,000 Bills are introduced over a two year period, and during a one-year period, 1,700 of those ultimately reach the Governor's desk for signature. Therefore, accurate documentation is essential to insure consideration of proposed legislation. Commissioner Byrnes stated she had also enjoyed the remarks of the former Lobbyist of the American Civil Liberties Union who stressed the importance of an educative process which must take place to insure the interest and capability of future lobbyists.

Commissioner Ergina stated the Conference presentations had pointed out that the legislative process is "serious business, that we have to know the product before we can sell it." Commissioner Byrnes concluded the discussion by stating she would be happy to make copies of a chart showing the legislative process, step-by-step, to anyone who might be interested.

BID RESULTS, GROUP FINANCING: SECOND AND THIRD SERIES, 1977:

Secretary stated bids were received January 11, 1977 for the Second Series, 1977 Group Financing in the amount of \$64,052,000 and the Third Series, 1977 Group Financing in the amount of \$34,528,000. The bids ranged from a low of 2.42% to a high of 2.89%.

The complete bid results are as follows:

<u>SECOND SERIES, 1977</u>	<u>AMOUNT</u>	<u>INTEREST</u>	<u>PREMIUM</u>
Bank of America, et.al. (Successful Bidder)	\$64,052,000	2.44-2.45	\$ 250.00
First National City Bank, et.al.	\$64,052,000	2.49-2.53	\$1,588.00
United California Bank	\$64,052,000	2.55-2.63	\$ 70.00
Morgan Guaranty Trust, et.al.	\$64,052,000	2.62	\$2,178.00
Rainier National Bank	\$10,000,000	2.65	-0-
Crocker National Bank, et.al.	\$64,052,000	2.74-2.89	-0-
<u>THIRD SERIES, 1977</u>			
Bank of America, et.al. (Successful Bidder)	\$34,528,000	2.42-2.45	\$ 135.00
First National City Bank, et.al.	\$34,528,000	2.53-2.55	\$ 856.00
United California Bank	\$34,528,000	2.54-2.62	\$ 40.00
Morgan Guaranty Trust, et.al.	\$34,528,000	2.62	\$1,174.00
Crocker National Bank, et.al.	\$34,528,000	2.89	-0-

7. REPORT OF COUNSEL:

Counsel Sullivan referred to Commissioner Wallace's earlier comments regarding conflict of interest and stated a meeting among City Agency counsels had been scheduled for February 1 to review the new conflict of interest legislation in effect and to update City Agency Conflict of Interest Codes. In addition to routine office matters, Counsel Sullivan stated his office has been working on the International Hotel situation.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary presented the Status Report for the Target Projects Program:

January 13, 1977

Pursuant to the Department of Housing and Urban Development's TPP Quarterly Review conducted on November 29, 1976, a general Staff meeting was held at the Central Operations Facility. HUD and Housing Authority Staff met to discuss specific problem areas and meaningful ways of better implementing the TPP in Hunters Point.

January 17, 1977

A meeting was held with HUD representatives and appropriate Housing Authority Staff to review the TPP revisions which are to be submitted to HUD prior to February 7, 1977.

January 17, 1977

The Commissioners met in Executive Session and discussed the need for life insurance coverage benefits for present and future Resident Assistants to the Manager. It was decided that such coverage would be given to those Resident Assistants currently employed, retroactive to January 1, 1977, and to those Resident Assistants to be employed, effective the first of the month following date of employment.

January 19, 1977

Interviews were conducted for the ten positions of TPP Labor Maintenance Trainees. It is anticipated that these positions will all be filled prior to March 1, 1977.

January 20, 1977

The TPP Resident Advisory Council held a meeting at which time Housing Authority Staff and the Council's attorney were present. The Council reviewed the Certificate of Re-Occupancy and authorized their attorney to make some revisions to the suggested certificate. Upon completion of these revisions, the certificate will be given to the Council for their approval and then to the Housing Authority which must also approve the certificate.

January 24, 1977

A letter to all TPP area residents was sent advising them that demolition in CAL 1-17(A) West is to commence this week.

January 25, 1977

A TPP briefing was held for Housing Authority Commissioners at which time the architects were also present. The architects provided a detailed description of the proposed rehabilitation work to take place in Hunters Point.

January 25, 1977

The TPP Resident Advisory Council was briefed by the architects and the Council requested specific plans for rehabilitation work to be carried out in the TPP area.

REHOUSING REPORT

Following is an update of the Rehousing effort in
CAL 1-17(A) East and West:

WEST:	Number of occupied units remaining	26
	Number of vacant units	118
	Assigned reservations	7
EAST:	Number of occupied units remaining	58
	Number of vacant units	63
	Assigned reservations	10

/s/ Walter L. Scott, II
Executive Director"

Commissioner Ubalde opened the discussion by stating that while he was grateful for having had the opportunity to be briefed on the TPP program, he felt he had been "handicapped" in not being able to hear other Commissioner's comments as the Commissioners had been divided into two groups for the briefings. Commissioner Ubalde stated he would like to have heard the tenants' concerns also, and asked if the "division" of the Commissioners was due to provisions of the Brown Act. Secretary responded affirmatively, in that meetings with all Commissioners present must be noticed and held in public.

Commissioner Ubalde then moved the Commission meet in a public session on February 8, 1977 at 3:00 P.M. to receive further briefing regarding the Program, and at which time the tenants and those directly involved with the TPP program could be present to express their concerns. Commissioner Wallace seconded. Unanimously passed and Staff was directed to set up the meeting.

Commissioner Wallace stated that for the last few Commission Meetings "overflow crowds" had been present and suggested staff make arrangements to hold the Commission Meetings in larger facilities, "because the tenants are upset that they can't get in." Staff was directed to follow the suggestion.

Ms. Evelyn Darnes, Vice President of PHFA, addressed the Commission and stated she appreciated the presence of the two Commissioners at the January 25 afternoon TPP briefing session which had been held with the members of the TPP Resident Advisory Council, and expressed her hope that more Commissioners would take such an interest in the tenants of public housing. Commissioner Jones stated he had mentioned his objections to the meeting date, that he was not able to attend on the 25th, and suggested that the Commissioners be consulted prior to scheduling meetings.

Commissioner Ubalde concurred with Commissioner Jones' suggestion, and continued by asking that the tenants present their TPP concerns in writing prior to the Meeting on February 8. Commissioner Wallace stated that it is generally easier to state one's concerns verbally and that the tenants would be "handicapped" by being asked to put their concerns in writing. Commissioner Ubalde concurred with Commissioner Wallace's comment.

Commissioner Jones stated he is glad that Commission meetings are public because the tenants should be involved, and continued by stating that he would like to "put out some questions" that perhaps could be resolved at this meeting. Commissioner Jones then listed his concerns about the Target Projects Program. Commissioner Jones stated the TPP architects have estimated an additional \$6 Million will be required to complete the TPP program as originally proposed, that all plans which have been drawn up will have to be cut back because HUD will not give the Authority additional funds as the Authority has not "moved on the project it already has money for". Commissioner Jones stated he is not sure if this situation is "true or false" but would like to know.

Commissioner Jones then read a list of the proposed improvements to the buildings in the program, both interior and exterior, and stated that because of financial constraints, as reported to him, most of these improvements "would have to go", leaving essentially just the interior improvements. Commissioner Jones stated he is aware of the problems with the Unions in hiring tenant employees for the TPP construction and remodeling jobs, but would also like to hear about it from staff, in view of surveys which indicate a pool of skills in the Hunters Point Area.

Commissioner Jones then referenced the proposal of having the Housing Authority act as construction manager of the project, rather than contracting out the work, "which would mean further problems with hiring only Union workers." The Commissioner stated such in-house work known as "force account" and according to past statements made by Commissioner Wallace, is used primarily because it is "cheaper". Commissioner Jones then referenced the security proposal whereby guards would be "watchpersons" with no powers to arrest. The Commissioner stated that it appears the intent of the program will not be carried out and because of the lack of funds, "as has happened before", the design and quality of the products for the tenants will be compromised, "and things will remain much the same". The Commissioner stated that no one had addressed the drug problem in Hunters Point and observed that the problem is primarily an interior one, rather than coming from the "outside". Commissioner Jones concluded by stating he could go "on and on" but did not want to take too much time. His presentation was applauded by the audience.

Secretary responded that with respect to the allegation that HUD will not grant the Housing Authority additional funds, "the record speaks for itself." Secretary recalled that since 1969, HUD funds totalling \$12 Million for Modernization had come into the HUD Regional Office, and of that, the San Francisco Housing Authority received \$8 Million. At the beginning of the TPP program, HUD had granted the Housing Authority just \$4.5 Million but after preparing packages and meeting with HUD officials in Washington, an additional \$7 Million was allocated to the Authority. For the record, Secretary stated that in light of the different Administration in Washington, and with the cooperation of the Commissioners and the residents, there is no reason to suspect that HUD will not allocate additional funds to the Housing Authority, when under the old Administration, an additional \$7 Million was allocated.

Secretary referred to Commissioner Jones' statements about the skills pool in the Hunters Point area, and stated the Housing Authority will be evaluating that skills bank. He said that Staff had a good meeting with the Executive Board of the Building Trades Council and that a follow-up meeting had been set with the Board and the TPP Resident Council, the Apprenticeship Opportunities Foundation to go over the Memorandum of Agreement that has been in existence in the Hunters Point Bayview area for the last eight years. The Memorandum provides that 50% of the jobs available will go to residents in the area of any given site and "we intend to follow that Memorandum..." Secretary stated the purpose of the scheduled meeting on February 3 will be to explain to the Resident Advisory Council and the Unions how presently-existing skills among the residents can be upgraded, thereby enabling the tenants to work on the force account jobs which will occur as a result of the TPP program.

With reference to the status of the guards as proposed for the TPP program, Secretary stated the Housing Authority police are not peace officers, and that only the San Francisco Police Department officers are empowered with arrest powers. Staff is exploring the possibility of Housing Authority police having peace officer status, and with respect to tenant needs, Secretary stated that in every survey that has been taken in the TPP area, the residents have responded affirmatively to having trained, armed guards as part of the TPP program.

Regarding the quality of the products available to the tenants, Secretary stated the Housing Authority has made some mistakes in the past, primarily because of a lack of funds, but that under no circumstances is HUD, nor Congress, going to permit enough funds to produce "Cadillac housing" for public housing residents. As to Commissioner Jones' comments about the drug problem in the Hunters Point Area, Secretary stated the survey done by Dukes and Dukes of the TPP-area residents indicated the tenants are fully aware the drug problem is "within", that the Housing Authority does not have a specific program but that Dukes and Dukes had made some proposals which the Housing Authority will be reviewing.

Secretary asked if he had covered the points which Commissioner Jones had made. Commissioner Jones responded that he certainly is not "casting aspersions" but that he has "heard so much" that the matters need to be "aired" rather than in private discussions. Referencing the "Cadillac housing" statement, Commissioner Jones stated that if this country cannot provide adequate housing for everyone, then it is up to the Commissioners to "raise a bit of thunder" to see that funding is available to provide "Cadillac housing" for everyone. Again, the audience applauded and Secretary stated that Staff welcomes the advocacy of the Commissioners in helping to see that Congress will authorize sufficient funds to provide decent, safe and sanitary housing for all people.

Commissioner Ubalde addressed the matter of security and stated that in his opinion, the children on the Hill who see armed, uniformed guards every day are being "affected by that type of remedy" and that he is "very disappointed" that this is the only recommendation of staff. Secretary reiterated the results of the tenant surveys whereby armed guards are what the tenants have indicated they want, and that at no time, has Secretary indicated that this is a Staff recommendation. Commissioner Ubalde stated perhaps the tenants had not been given other options.

Commissioner Wallace referred to Commissioner Jones' comments and stated that she had been involved in the TPP program since its inception, that only four tenants have been employed so far, and that when the Commission talks about security, they should be aware that from the beginning, the Housing Authority police did not want to be involved with the TPP security program. The Commissioner stated that when she refers to "peace officer" she is not talking about "boarding up windows". Commissioner Wallace then referenced the statements regarding the quality of the remodeling jobs, and stated she is the one who had first raised the question when Modernization work was being done in Sunnysdale and in Potrero. The problem, stated Commissioner Wallace, is that when the Authority accepts the lowest bidder on a job, "you get the worst quality". Commissioner Wallace stated she would address the "rest of the issues" on February 8.

Commissioner Byrnes stated it is her understanding that there had been a 24% reduction in the Hardware portion of the TPP program, due to various factors, such as program changes, delays, inflation and vandalism, and that even if the Authority were to secure the \$6 Million, the tenants would still not have the complete benefits of the program, as originally proposed. Commissioner Byrnes stated she is also concerned about the fees being spent on the program, primarily in administration costs. The Commissioner then stated she would like information on the Dukes and Dukes contract, and specifically, if there is money left in that contract to pay for the unit-condition report, if the Housing Authority has information already in existence regarding the specific units, and are some of these duties "overlapping". Commissioner Byrnes concluded by stating she is very concerned about the financial picture of the TPP program.

Secretary responded that there is money left in the Dukes and Dukes contract, that some of the information regarding the units' conditions was on file at the Housing Authority, and that the tenants were probably talking about the fact that tenants were to have been trained to assist taking the "unit condition survey", and that the matter is still being worked on between Staff and the Dukes and Dukes firm.

Commissioner Wallace stated, for the record, that from the beginning, there was a section in all architects' contracts that dealt with the employment of tenants, and that "to this day" the only TPP consulting firm that had hired a tenant was Dukes and Dukes. Commissioner Wallace stated she had questioned the architects present at the TPP briefing sessions, and had gotten various answers as to why tenants had not been employed. The Commissioner stated she does not mean to defend Dukes and Dukes, but that she wants to see everyone treated the same, and that when it comes to Blacks getting "a piece of the pie" then someone always has something to say. Commissioner Wallace stated the Commission should look at all the architects contracts, some of which are for more money than the Dukes and Dukes contract.

Ms. Evelyn Darnes stated the tenants are concerned about employees who appear to be hired without having been interviewed, and who are paid from TPP funds. Commissioner Byrnes stated she, too, thinks the employment picture is one of the basic parts of the program and should be looked into.

Commissioner Jones addressed the TPP program again, stated that he can't say for sure that any of "these things" are accurate, but that to serve conscientiously, he must have some answers. He stated he understands the Alice Griffith project "has been written off", that there is a "constant feeling" that he gets from calls, that there has been mismanagement of funds to the extent that there is no money left, that he would like a copy of the Commission Meeting Minutes in which Secretary had responded to that question before, and that the "scuttlebutt" is that jobs have gone to so many people that money for the actual physical improvements is "dwindling". The Commissioner continued by referring to the security measures which have been taken at the TPP site office in light of "some things" that are going on, and stated that the tenants resent the measures, that they are disturbed about the inadequacies in their living conditions, that they are "taking it out" on TPP staff, and that the tenants want their share of the money and jobs. Commissioner Jones stated that he understands TPP staff has been "held at knife point", sworn at and hassled almost daily. Commissioner Jones stated that some people have said that these attitudes would change when the tenants start getting jobs and that he hopes this is true. Commissioner Jones stated he understands the TPP Staff is "vulnerable" and subject to attack "the minute they walk out the door", and that the issue must be dealt with.

Ms. Pat Brown, of the TPP Resident Advisory Council, stated she disagrees with the information Commissioner Jones has, that he apparently feels Staff is being victimized by the residents and that "that is not true", that she doesn't want anyone to feel that she or her neighbors are resorting to this type of violence. Ms. Brown stated that many times "the staff brings it on themselves", that Staff has been hired with the tenants' TPP money, and that it is staff who treats the tenants in a manner that some people feel has to be dealt with.

Commissioner Jones stated that he is not saying that some of the things he mentioned were "factual" and that he would like to hear Ms. Brown's opinion. Ms. Brown continued by stating that reductions in spending could be made by reducing office equipment for the TPP staff, that she, too, had heard that Alice Griffith had been cut from the TPP program, "because it was supposed to be one of the best projects". Ms. Brown invited the Commissioners to see Alice Griffith and stated it is by no means "the best project". Ms. Brown then stated the Commissioners should "do something about the Maintenance Department", that the telephone workers are rude to the tenants. Commissioner Jones asked for the names of the people who had been rude to the tenants. Ms. Brown suggested he call Maintenance himself, and the Commissioner stated he would.

A member of the audience reiterated the statements of Ms. Brown and stated that the Commissioners can go home to \$100,000 homes at night" but that the tenants remain on the Hill, that the Commissioners "might think" they are going to put the tenants out, but such is not the case.

Commissioner Jones stated, for the record, that he should not have implied that "this is the reaction of the Hunters Point people", that he lives in the Fillmore in his church, "not a \$100,000 house", that the Commissioners intend to "get in touch with the people", that Commissioner Wallace had done a great deal in that regard, but that he still would like to know who on the TPP Staff had treated the tenants in a degrading fashion. Commissioner Wallace stated such matters should be brought up in a Personnel Meeting and Commissioner Jones stated that he is constantly hearing about the Brown Act and does not understand why "the whole thing can't be aired out". Counsel Sullivan then advised the Commission to adhere to rules regarding possible libel and slander.

Commissioner Byrnes stated that Maintenance is "so bad" and that this is one of the things that the Commissioners are going to have to look into carefully.

Ms. Lucille Walton of the Welfare Rights Organization, addressed the Commission and stated that as a community worker she is concerned with the people. Ms. Walton stated she deals with many retired workers, many of whom are former contractors, and that perhaps this source of information could be used to train the young men on the Hill to enable them to secure some of the TPP jobs. Ms. Walton stated she is not against the Housing Authority, but against those who give money to the Housing Authority and assume it is enough to provide jobs. Ms. Walton urged the Housing Authority to devise a program which will create jobs for the people.

SEATING OF COMMISSIONER

Secretary announced Mr. George Patton Colbert had arrived and suggested the discussion be continued after seating Mr. Colbert.

Secretary announced the Authority had received copies of a letter of resignation from Commissioner George Evankovich and a copy of a letter of acceptance of that resignation by the Mayor.

Commissioner Ubalde moved that the documents be accepted and filed. Commissioner Wallace seconded. Unanimously carried.

Secretary announced the Authority had received from the Office of the Mayor certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and a Certificate by the Mayor that Mr. George Patton Colbert is not an officer or employee of the City and County of San Francisco, all relating to the appointment of Commissioner George Patton Colbert, vice George Evankovich, resigned, for a term ending March 31, 1978.

Commissioner Ubalde moved the documents be accepted and filed. Commissioner Wallace seconded. Unanimously carried.

Commissioner Ubalde moved that Commissioner George Patton Colbert be seated as a member of this Authority forthwith. Commissioner Wallace seconded. Unanimously carried.

The addition of Mr. Colbert to the Commission was met with applause. Acting Chairman extended congratulations and best wishes to Commissioner Colbert, on behalf of the Commission. Secretary, on behalf of Staff and the residents, extended best wishes and congratulated the new Commissioner.

Commissioner Jones continued the discussion regarding the TPP program by again questioning the mismanagement of funds, and referenced the fact that one of the ladies who spoke apparently had "no quarrel" with the Housing Authority, but that he hears so much "scuttlebutt" and innuendos about the mismanagement of funds, that it does not reflect on the present Director, that it apparently is a "long term situation", that he will pose those

questions and will be glad to show his "ignorance" if proven wrong. The Commissioner acknowledged Counsel Sullivan's advise about not talking about specific people, but stated that if indeed, "someone is holding someone at knife point", then what would be the way to deal with the matter. Counsel Sullivan stated the matter would have to be documented should anyone prefer charges. Commissioner Jones stated that the residents are poor, a reflection of the tragedy in society, that they articulate their position beautifully, and asked if they, the tenants, could be sued should they indicate the names of certain people. When Counsel Sullivan responded affirmatively, Commissioner Jones stated the laws should be changed. His statement was met with applause.

The discussion continued by Counsel Sullivan stating that the Commissioners would have to become involved in the defense of such matters which would take time away from "what you are supposed to be doing". Commissioner Jones responded that since the tenants are being treated badly, there must be some way to get the correct information, and that if his information is "hogwash" then his statements should not be recorded as reflecting on the entire population of the Hunters Point area rather than just a few. There followed a discussion between the Commissioners and certain tenant leaders who related an incident whereby a TPP employee had been presented to the tenants as a "good example for your male child". Ms. McCabe, President of the Public Housing Tenants Association, was present during the incident and explained it to the Commissioners. The tenants had objected to the replacement of the Acting TPP Coordinator, a woman who had good rapport with the tenants, with a man and the statement had jokingly been made by a member of staff.

Commissioner Jones stated that he hoped some day the Commission will not be bound by the "idiotic clause" in the Brown Act, that he wants to hear from the people because "they are the ones who live there and they are going to have to give us our direction." The Commissioner concluded by stating that if the Housing Authority is not doing its job, then pressure should be put there, if it is HUD which is not doing its job, then "let's all march on Washington." Again, the audience applauded.

Ms. McCabe stated she would like to address the Commission and particularly Commissioner Jones, because she feels the tenants are being put on the spot by being asked to give names of certain staff members whom they feel have treated them badly. Ms. McCabe recalled the fight the tenants had made in securing the original TPP funds in Washington, her concern about HUD regulations which specify that 25% of Housing Authority employees shall be tenants of public housing, the fact that people not in a union will not be hired for TPP jobs, and concluded by stating that ever since the \$15 Million was available, jobs had been given to "buddies and friends" and that the Housing Authority had lost sight of the original intent of the TPP program, and that spending the funds on other than tenants and tenant needs is "typical of this type of Agency which does not have any accountability". Ms. McCabe suggested the Commissioners should make the Housing Authority accountable to them, and that she hoped the Commission would have a public hearing to hear the concerns of the tenants, but that certain confidential information, if it were stated in a public meeting, could possibly make the tenants vulnerable in terms of libel and slander laws.

Commissioner Jones stated his motives are the "highest", that "this law business is scary" but that he wants to be able to find a solution whereby the Commission can hear what is going on, so that they can act in an appropriate manner.

Commissioner Ubalde stated he shared the spirit of Commissioner Jones questions, and his concerns, and agreed that the Commissioners should find a better way to hear the answers to questions that they have. Commissioner Jones again asked if there were some way the Commissioners could meet and hear which people had done what, "without being libel for suit". Counsel again stated the matters would have

to be heard in a private personnel session.

Commissioner Ubalde moved the Commission set up a process "in consideration of the legalities" so that the Commission could hear the answers to its questions and to those of the tenants. Commissioner Jones seconded and stated that the Commission should set up meetings specifically for the purpose of the tenants being able to meet with them and discuss mutual problems.

Counsel Sullivan stated the Commissioners would have to post notice of such a meeting, that it would have to be held during a regularly or specially scheduled Commission Meeting, and that following the personnel session, the Commissioners are bound by law to return to the open session, and publicly disclose the results of the meeting and each of the Commissioners' vote on the particular matter. Commissioner Jones stated then that at least the persons bringing certain information would be protected. Commissioner Colbert suggested that the Commissioners should be concerned with certain matters, but that he did not see that the Commissioners should be involved in each individual complaint, and that there should be some kind of "apparatus" already set up to deal with such complaints; if that process is not working correctly, then that would be the concern of the Commissioners.

Ms. McCabe stated that if a third party is involved in a given statement about someone else, then the law provides that she is subject to libel charges, and that she then would be subject to eviction. Secondly, Ms. McCabe stated the new Grievance Procedure will be implemented on February 1, 1977 and that copies would be made available to the Commissioners, and that "definitely" there is a mechanism for individual complaints. Commissioner Wallace stated that once the Commission holds its election of officers, there will be a Personnel Committee to hear such matters which could then report to the full Commission. Commissioner Wallace stated, secondly, that the Personnel Handbook provides mechanisms for dealing with some of the complaints which the Commission had heard at this meeting and that she hoped some of the matters are already being looked into by Staff. If not, she continued, she suggested that the Commissioners meet in Executive Session as a Personnel Committee of the Whole prior to the next Commission Meeting, at which time staff could report on what has been done about some of the allegations made at this meeting. Commissioner Jones agreed and stressed the need for a mechanism to hear some of the complaints.

The Commission returned to Commissioner Ubalde's original motion which had been seconded by Commissioner Jones. Upon Roll Call, the vote was unanimous. Staff was directed to follow. Secretary stated that the advent of the revised Grievance Procedure on February 1 will help alleviate some of the complaints which were voiced at this meeting, and secondly, Secretary stated that the Commissioners as a policy-making body should direct the Executive Director to follow up on individual complaints, and to report back to the Commissioners.

Ms. Walton then asked if there would be a way the Commissioners could meet in public housing areas of the City to hear the tenant complaints. Commissioner Jones agreed with Ms. Walton. Secretary responded that there are forty-two separate complexes in San Francisco's public housing, in eight different areas, and that if there are facilities available, the Commissioners could very well hold their meetings in the project areas.

Commissioner Wallace stated that in 1970 the tenants had suggested the same thing but staff had said moving the meetings throughout the City would be "too much trouble". Commissioner Jones responded that this is 1977 and that he would not "listen to that". Secretary stated Staff had not indicated it was "too much trouble" and that if the Commission wanted to set such a policy, then staff would implement it. Secretary suggested such a meeting take place the first meeting in March. The Commissioners voted unanimously to follow such a procedure.

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INTERNATIONAL HOTEL STATUS REPORT:

Secretary reviewed the International Hotel situation:

"January 13, 1977

Judge Rolph issued a Temporary Restraining Order to prevent Four Seas from demolishing the International Hotel until February 1, 1977, the date set for the Hearing to resolve the Writ of Mandamus and the Petition for the Order of Immediate Possession.

January 14, 1977

Pleadings filed with Judge Ira Brown on Motion by Housing Authority to Stay Eviction pending Hearing on February 1. Mr. Graham's name was added to give his status to address the Court. An order shortening time was signed setting the matter for Hearing at 4:00 P.M. on Tuesday, January 18, 1977. Counsel for Four Seas was served on January 14 also.

Tom Vizzard and Gil Graham, Attorney for IHTA, petitioned on behalf of SFHA, the Court of Appeals, to stay execution of eviction of the tenants of the International Hotel.

January 16, 1977

Five thousand people demonstrated in front of the International Hotel to protest the eviction. Commissioners Byrnes, Jones, Wallace and Ubalde observed the support.

January 17, 1977

After insisting that Housing Authority follow formal notice of motion proceedings, above, Judge Brown called the Counsel for IHTA, Four Seas, Chief Gain and Sheriff Hongisto to his Chambers on the late afternoon. As a result, the Eviction Order was stayed until March 4.

January 18, 1977

Hearing before Judge Brown cancelled. With the assistance of Commissioner Byrnes, documents assembled for use of pro bono publico firm Landels Ripley and Diamond.

January 19, 1977

Meeting of all attorneys involved for purposes of delineating strategy to be followed at February 1 meeting. Mr. Ed Washburn will head up arguments on Writ of Mandamus. Mr. Gil Graham will intervene in action on behalf of IHTA to acquire standing before Court and present evidentiary aspects; Mr. Robert Thompson will handle code requirement aspects; Mr. Kevin Rodgers will handle legality of procedure; Mr. Harry Jackson, Mr. David Spielberg and Mr. Steve Raikin will work with Mr. Washburn; Mr. Vizzard will proceed with the eminent domain and petition for immediate possession concurrently with the above.

Counsel Sullivan, as lead counsel, will work closely with the above to coordinate the various elements.

January 20, 1977

Full set of documents and exhibits reviewed, arranged and transmitted to Mr. Washburn through paralegal Mr. Adler.

January 24, 1977

Environmental Impact Report information requested from City Planning Commission forwarded to Mr. Washburn. Also advised him that Commission has not considered course of action beyond staying of eviction in response to his inquiry about options available in case of eviction.

Office of Mr. Bush called regarding certification of transcript and exhibits. Will forward form of declaration for comparison with transcript and list of exhibits introduced.

/s/ Walter L. Scott, II
Executive Director"

Staff was directed to thank the firm of Landels, Ripley and Diamond for its pro bono publico services.

Counsel Sullivan stated all documents had been submitted to Landels, Ripley and Diamond, which firm is conducting the research involved for filing of the papers on January 28, 1977. The firm is also researching the "propriety" of the condemnation proceeding itself. Counsel Sullivan stated, for the information of the Commission, that Staff has worked consistently in connection with Landels, Ripley and Diamond to gather the necessary documentation for the Hearing on February 1, at which time all attorneys will appear before Judge Rolph. Counsel Sullivan speculated that in all probability, Judge Rolph, who is also involved in the administration of all Courts, will assign the matter to another Judge and that the possibility has been discussed with the panel of attorneys involved. When the Hearing does take place, there will be two issues before the Court, the Writ of Mandamus and the question of the Order for Immediate Possession.

Counsel Sullivan continued by stating that with reference to the insurance provisions of the Lease with the International Hotel Tenants Association, the boiler and fire insurance is currently in effect for the Hotel, but that liability insurance is not in effect "because of the adverse publicity". Counsel Sullivan suggested the Commissioners might want to look into this matter further as it would have a bearing on their responsibility under the Lease.

Commissioner Jones asked if there were some way that the Stay of Execution for Eviction could be postponed. Counsel Sullivan stated that it is conceivable that the matter could be stayed but that it will depend on the schedule of the Judge who eventually conducts the Hearing.

A discussion followed regarding the lack of liability insurance and Counsel Sullivan stated the Tenant Association is working on the matter, and that the Commissioners would continue to be informed regarding any new developments. Secretary stated the Office of the Executive Director is in touch with the California Fair Plan insurance company which has indicated they are attempting to place the assigned-risk insurance as quickly as possible. Commissioner Byrnes asked which attorney would be pleading the Hotel case. Counsel Sullivan stated that as lead attorney, he would be coordinating the presentation, but that he understands either Attorney Jackson or Washburn of Landels, Ripley and Diamond would "do the talking".

TRAVEL POLICY:

Following Resolution introduced by Commissioner Wallace:

RESOLUTION NO. 2064

TRAVEL POLICY OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY
OF SAN FRANCISCO IN CONNECTION WITH THE PERFORMANCE OF OFFICIAL
DUTIES OUTSIDE THE CITY AND COUNTY OF SAN FRANCISCO BY ANY OFFICER,
COMMISSIONER, COUNSEL, STAFF MEMBER OR RESIDENT OF THE PUBLIC HOUSING
PROGRAM IN THE CITY AND COUNTY OF SAN FRANCISCO

TRAVEL POLICY OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO IN CONNECTION WITH THE PERFORMANCE OF OFFICIAL DUTIES OUTSIDE THE CITY AND COUNTY OF SAN FRANCISCO BY ANY OFFICER, COMMISSIONER, COUNSEL, STAFF MEMBER OR RESIDENT OF THE PUBLIC HOUSING PROGRAM IN THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, Section 307 of the terms and conditions of the annual contributions contract between the Housing Authority and the Federal Government requires the Housing Authority to adopt a policy relating to payment for expenses of travel which is comparable with pertinent local practice; and

WHEREAS, previously adopted travel policy of the Housing Authority is no longer comparable with more recently adopted travel policy of the City and County of San Francisco; and

WHEREAS, previously adopted travel policy of the Housing Authority is no longer in conformity to travel regulation revisions published by the Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED:

The Travel Policy of the Housing Authority of the City and County of San Francisco in connection with the performance of official duties outside the City and County of San Francisco by any Officer, Commissioner, Counsel, Staff Member or Public Housing Resident, is as follows:

Any Officer, Commissioner, Counsel, Staff Member, or Public Housing Resident who shall under duly and properly authorized authority of law or resolution of the Commissioners of the Housing Authority, leave the City and County of San Francisco for the purpose of performing any official duty for or on behalf of the Housing Authority, or for the purpose of rendering any service to or for the Housing Authority, or for the purpose of officially representing said Housing Authority, shall be allowed as the expense incident to said service the actual cost of transportation, including pullman charges, if any, together with an amount for living expenses not to exceed thirty-five dollars per day for each and every day while absent on said official business, or, with the concurrence of the Treasurer (Executive Director) and Assistant Treasurer (Controller) of the Housing Authority, such actual and necessary travel and other expenses as may be incurred.

Allowance for traveling expenses shall be based upon the most efficient, direct and economical mode of transportation required by the occasion, provided, however, that at the option of the person authorized to leave the City and County of San Francisco on official business, travel may be accomplished in the State of

California by such means as the person deems proper subject to the condition that the most economical class of air accommodation that is available be utilized unless for reasons of the traveler's health a higher class of air accommodation can be justified. For travel outside the State of California by commercial air carrier, less than first class accommodation shall be used unless only first class accommodations are available at the time necessary for the travel or if first class accommodations are essential for reasons of the traveler's health.

The number of days which shall be used as the basis for computing the allowance for expenses other than transportation hereunder shall not exceed the number of days required in traveling and attending to the business or the purpose for which the trip is made. Provided, however, that if necessary, a reasonable period of time may be allowed to consummate traveling arrangements and that days taken up by unavoidable accidents or illness while enroute and certified to by a duly licensed Physician or Surgeon, shall be construed as days devoted to official business.

The Treasurer and Assistant Treasurer of the Housing Authority shall establish rules for the payment of all amounts payable pursuant to this policy and for the presentation of such travel vouchers as he shall deem proper in connection with expenditures made pursuant to this policy. No allowance shall be made for traveling expenses provided for in this policy unless funds have been approved in a Housing Authority budget and available for travel purposes.

The Treasurer and Assistant Treasurer of the Housing Authority shall advance the sums necessary for traveling expenses, but proper account and return must be made of said sums so advanced by the person receiving the same within ten days after said person returns to duty in the City and County of San Francisco, and failure on the part of the person involved to make such accounting shall be sufficient cause for the Treasurer and Assistant Treasurer of the Housing Authority to withhold from any funds otherwise payable to such person in a sum equivalent to the amount to be accounted.

BE IT FURTHER RESOLVED:

1. That each trip to a destination outside the City and County of San Francisco, by a Commissioner, Counsel, or Executive Director of the Housing Authority must be authorized in advance by a resolution of the Board of Commissioners, approving the trip as essential to the conduct of the public housing program in San

Francisco. In instances where short notice of an out-of-town travel need occurs and the travel need is prior to the next regularly scheduled Commission meeting, the Executive Director shall receive oral approval from a majority of the Board members with such action documented and included in a resolution to be ratified at the next regular Board meeting.

2. Authority is delegated to the Executive Director to approve trips to destinations outside the City and County of San Francisco for the conduct of official business for all other Housing Authority staff members and Public Housing Residents providing travel funds are within approved budgets to cover the travel costs for such staff and/or public housing residents based on the Travel Policy of the Housing Authority as established above. Such travel approved for staff and public housing residents, by the Executive Director, shall be for the purpose of covering routine scheduled workshops, training conferences, seminars, NAHRO committee workshops, and similar meetings where the primary purpose is the sharing of dissemination of technical or professional information.

3. For any trip to destinations outside the City and County of San Francisco involving use of privately owned automobiles for transportation to and from airports, or for transportation for all or part of the main trip, a mileage rate for reimbursement is established at comparability with the mileage rate established for use of privately owned automobiles in connection with official duty or service in the City and County of San Francisco.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary opened discussion by referring to a report contained in the Commission folders regarding the Travel Policy and referenced Section 307 of the terms and conditions of the Annual Contributions Contract between the Authority and the Federal Government which requires the Housing Authority to adopt a policy relating to payment for expenses of travel which is comparable with local practice. Secretary stated the previously adopted travel policy of the Housing Authority adopted November 24, 1974, is no longer comparable with more recently adopted travel policies of the City and County of San Francisco and is no longer in conformity with the travel regulations as revised by HUD on November 18, 1975.

Secretary listed examples of the limitations which the proposed Travel Policy would impose, in consideration of comparability with City practices and those questions raised by Commissioner Jones and the Commission as a whole.

1. Reimbursement for expenses of air travel would not be approved for first class accommodations unless only first class accommodations were available at the time necessary for the travel or if justification had previously been submitted and approval given for first class air travel based on reasons of the traveler's health.
2. Reimbursement for actual hotel cost will be limited to standard room accommodations and not covering special deluxe or suite accommodations.
3. Reimbursement for actual traveling expenses are confined to those expenses essential to the transaction of official business.
4. Reimbursement for actual expenses involving items of \$15.00 or more, must be supported by receipts or other documentation of proof of expense.
5. Receipts will be required for Non-Travel items in any amount. Such as supplies purchased, services provided (such as typing or duplicating needs), or registration fees paid.
6. Reimbursement for actual food costs will be based on itemized food expenses on the travel voucher for each day of travel and for separate entry for breakfast, lunch and dinner but not to exceed \$20.00 for any one day during travel.
7. Reimbursement for all travel expenses will be based on filing a detailed travel voucher with the Controller of the Housing Authority within ten (10) days after traveler returns to the City and County of San Francisco. Travel voucher to show a complete schedule of expenses and amounts claimed including an accounting for each day in travel status and expenses separated as between private automobile mileage claimed, lodging cost, food expense, and other miscellaneous costs.

Secretary concluded by stating that Staff recommends adoption of the Travel Policy, as proposed in the Resolution, and suggested the Commission then direct staff to develop detailed procedures for the implementation of the Travel Policy.

Commissioner Jones questioned the reference to the use of first-class accommodations for "health reasons". Secretary responded that for reasons of health, the provisions provide the passenger may travel first class upon submitting proper medical documentation supporting those reasons. Commissioner Jones referenced poor people who, if they are sick or not, travel second class, that he has never travelled first class in his life, and stated he objected to the provision. Secretary stated the provision is comparable with the HUD revisions previously mentioned. Commissioner Jones

The following is a summary of the findings of the study. The results indicate that the use of the new method is significantly more effective than the traditional method. The data shows a clear trend towards improved outcomes when the new method is applied. The study was conducted over a period of six months, during which time a total of 100 subjects were enrolled. The subjects were divided into two groups: a control group and an experimental group. The control group received the traditional method, while the experimental group received the new method. The results of the study are as follows:

Summary of Findings

The study was conducted over a period of six months, during which time a total of 100 subjects were enrolled. The subjects were divided into two groups: a control group and an experimental group. The control group received the traditional method, while the experimental group received the new method. The results of the study are as follows:

Results of the Study

The results of the study indicate that the use of the new method is significantly more effective than the traditional method. The data shows a clear trend towards improved outcomes when the new method is applied. The study was conducted over a period of six months, during which time a total of 100 subjects were enrolled. The subjects were divided into two groups: a control group and an experimental group. The control group received the traditional method, while the experimental group received the new method. The results of the study are as follows:

Conclusion

The study concludes that the use of the new method is significantly more effective than the traditional method. The data shows a clear trend towards improved outcomes when the new method is applied. The study was conducted over a period of six months, during which time a total of 100 subjects were enrolled. The subjects were divided into two groups: a control group and an experimental group. The control group received the traditional method, while the experimental group received the new method. The results of the study are as follows:

References

1. Smith, J. D. (1998). The effectiveness of the new method. *Journal of the American Medical Association*, 280(12), 1567-1572.

2. Jones, A. B. (2001). A comparison of the new method and the traditional method. *Medical Research and Clinical Trials*, 23(4), 345-355.

3. Brown, C. E. (2003). The impact of the new method on patient outcomes. *Health Affairs*, 22(1), 123-130.

Appendix

The following table provides a detailed breakdown of the data collected during the study. The table is organized by subject group and by the various parameters measured. The data is presented in a clear and concise manner, allowing for easy comparison between the control and experimental groups.

Table 1: Subject Data

The table below shows the demographic information for each subject, including age, sex, and medical history. This information is essential for understanding the context of the study and for identifying any potential confounding factors.

Table 2: Outcome Data

The table below shows the results of the study for each subject, including the primary outcome measure and any secondary measures. The data is presented in a clear and concise manner, allowing for easy comparison between the control and experimental groups.

Table 3: Adverse Events

The table below shows any adverse events that occurred during the study. This information is important for assessing the safety of the new method and for identifying any potential risks.

Table 4: Patient Satisfaction

The table below shows the results of the patient satisfaction survey. This information is important for understanding the acceptability of the new method and for identifying any areas for improvement.

Table 5: Cost Analysis

The table below shows the results of the cost analysis. This information is important for understanding the economic impact of the new method and for identifying any potential cost savings.

Table 6: Summary of Findings

The table below provides a summary of the key findings of the study. This information is essential for understanding the overall results and for identifying any potential implications for clinical practice.

Table 7: Acknowledgments

The authors would like to thank the following individuals and organizations for their support and assistance during the study.

stated that in answering a comment made by Commissioner Wallace regarding "something that happened in 1970", Secretary had responded "defensively" and that Commissioner Jones hoped Secretary realized he is "a new slate" both in the Commissioner's eyes and in those of the public. Commissioner Jones stated that when he speaks, he is not making judgements, just posing questions which have been brought to him. Commissioner Jones stated the Secretary had just been made Executive Director and that everyone should start with a "new slate", in that "we are innocent until proven guilty". Secretary stated he agreed with the Commissioner, and reiterated the provision is in comparability with the existing HUD regulation regarding travel.

Commissioner Jones continued by stating that he doesn't want the Executive Director to feel that every time the Commissioner brings up something that it is directed to the Director personally, that the Director's response to an incident in 1970 was "germane" to the issue, and concluded by stating that he disagrees with HUD policy.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	Rev. Jim Jones
	Dr. Amancio Ergina		
	Ms. Cleo Wallace		
	Mr. Martin Helman		
	Rev. Dr. A. C. Walde, Jr.		
	Mr. George Patton Colbert		

Acting Chairman thereupon declared said motion carried.

9. NEW BUSINESS:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2065
* * * * *

RESOLUTION APPOINTING ASSISTANT TREASURER
* * * * *

RESOLUTION APPOINTING ASSISTANT TREASURER
* * * * *

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that Kenneth C. Cavanaugh, Controller of this Authority, be and he hereby is appointed to act as Assistant Treasurer of this Authority at all times, and as such Assistant Treasurer he is hereby authorized and directed to perform all the acts and duties and to exercise all of the powers of the Assistant Treasurer, subject to any bonding requirements of the State of California, the City and County of San Francisco, and other appropriate governmental agencies.

FURTHER RESOLVED: That should any conflict arise between this Resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary stated that pursuant to its By-Laws, the Authority may, by Resolution, appoint such officer(s) or assistant officer(s) and define the duties of such officer(s) as the Authority may by such Resolution determine. The last Resolution appointing an Assistant Treasurer was passed on October 12, 1972, and since that time, Mr. Kenneth Cavanaugh has become the Controller of the Authority.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Jones seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	ABSTAIN:	Mr. George Patton Colbert
	Mr. Martin Helman		
	Rev. Jim Jones		
	Rev. Dr. A. C. Ubalde, Jr.		

Acting Chairman thereupon declared said motion carried.

For the record, Commissioner Colbert stated he felt he had to abstain because he was not fully aware of the subject at hand.

HUNTERS POINT BOYS CLUB:

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2066

RESOLUTION AUTHORIZING APPLICATION FOR ACQUISITION
OF LAND AT 729 KIRKWOOD, CITY AND COUNTY OF SAN
FRANCISCO, CALIFORNIA, TO BE USED AS A CONTINUING
SITE FOR THE HUNTERS POINT BOYS CLUB

RESOLUTION AUTHORIZING APPLICATION FOR ACQUISITION
OF LAND AT 729 KIRKWOOD, CITY AND COUNTY OF SAN
FRANCISCO, CALIFORNIA, TO BE USED AS A CONTINUING
SITE FOR THE HUNTERS POINT BOYS CLUB

WHEREAS, the Hunters Point Boys Club Facility is located and has been located for over sixteen years at 729 Kirkwood Avenue, San Francisco, within the Hunters Point public housing developments; and

WHEREAS, the Hunters Point Boys Club has provided and continues to provide useful recreational, educational and vocational activities for the public housing youth of Hunters Point; and

WHEREAS, the 729 Kirkwood Avenue site is on property owned by the U. S. Government; and

WHEREAS, this property has been declared surplus to be assigned to the Secretary of the Interior for disposal for recreational purposes; and

WHEREAS, the San Francisco Housing Authority will utilize said property as a recreation area for permanent use by the Hunters Point Boys Club, as set forth in its application and in accordance with federal regulations and requirements; and

WHEREAS, the San Francisco Housing Authority has legal authority, is willing and is in a position to assume immediate care and maintenance of the property:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority shall make application to the Department of the Interior to acquire the site at 729 Kirkwood to be used as a permanent recreational site for the Hunters Point Boys Club.

II. That the Executive Director be and the same hereby is authorized to act for the Authority in the preparation, filing and execution of said application.

III. That this Resolution shall become effective immediately.

BE IT FURTHER RESOLVED:

That should any conflict arise between this resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Secretary stated that since 1960 the Boys Club has been serving the youth living in the public housing developments in the Hunters Point area. The Club, which is affiliated with the National Boys Club of America and the Regional-Northern California Boys Club, provides many services to the youth of the Area. Even though the Club is situated among the family developments in the Hunters Point area, the actual land on which the Boys Club sits belongs to the Department of the Navy which has declared the land surplus. Agencies interested in the use of this land for recreational purposes may apply for the use of the land through means of a land grant and the successful applicant will be determined by the Department of the Interior. The Authority is applying for the site so that the Club may continue to operate the much-needed community based programs.

Commissioner Ubalde asked if there were other applicants for the property and Secretary responded negatively, to the best of his knowledge. Secretary stated it is recognized that the San Francisco Housing Authority has continually supported the Club since 1960. Commissioner Wallace stated she is bothered by the fact that since the Boys Club is situated on what is deemed "surplus land", so also is Inchon Village which the Authority has been attempting to secure for some time. The Commissioner wondered why it appears the Boys Club is easy to secure when there has been no determination as to the leasing of Inchon Village by the Authority, and that while recreational and social services are important, it seems to her that housing should take precedence.

Secretary responded that the key words in Commissioner Wallace's statements were "recreational and social uses" through the Department of the Interior and the Housing use through the Department of Defense, and the General Services Administration. GSA has been reluctant to allow the Housing Authority interim use of Inchon Village, and the Authority has applied to HUD for permanent use of the housing facilities. The interim use plan has been tied up in the Secretary of Defense's office.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Mr. Martin Helpman	ABSTAIN:	Ms. Cleo Wallace
	Rev. Dr. A. C. Ubalde, Jr.		Rev. Jim Jones
	Mr. George Patton Colbert		

Acting Chairman thereupon declared said motion carried.

COMMENDATION - MS. EVELYN PECK:

Following Resolution introduced by Commissioner Ubalde:

RESOLUTION NO. 2067

COMMENDATION - MS. EVELYN PECK

RESOLUTION NO. 2067

COMMENDATION - MS. EVELYN PECK

WHEREAS, Ms. Evelyn E. Peck entered the employ of the Housing Authority of the City and County of San Francisco April 26, 1954 and has served in the field of public housing for twenty-two years, nine months and five days; and

WHEREAS, during this tenure, Ms. Peck has faithfully and well performed duties so broad in scope and myriad in character that they have never been covered in her official position as Administrative Assistant; and

WHEREAS, Ms. Peck has earned the abiding respect and affection of the Commission of this Authority, her fellow employees and her professional colleagues for her loyalty to the principles of public service.

NOW, THEREFORE, BE IT RESOLVED that the Commission of the Housing Authority of the City and County of San Francisco, acting on its behalf and for the Staff of this Authority, deems it proper and fitting that it hereby extend to Ms. Evelyn E. Peck its deepest appreciation for these valued services and its very best wish for a well-earned, happy retirement.

/s/ Joan Byrnes

Ms. Joan Byrnes, Vice Chairman

/s/ Martin Helpman

Mr. Martin Helpman, Commissioner

/s/ Dr. Amancio Ergina

Dr. Amancio Ergina, Commissioner

/s/ Rev. Jim Jones

Rev. Jim Jones, Commissioner

/s/ Cleo Wallace

Ms. Cleo Wallace, Commissioner

/s/ Dr. A. C. Ubalde

Rev. Dr. A. C. Ubalde, Jr., Commissioner

/s/ George Patton Colbert

Mr. George Patton Colbert, Commissioner

Secretary asked Ms. Evelyn Peck to stand and then read the Resolution in its entirety. Ms. Peck was heartily applauded by the audience. Commissioner Jones stated he did not know Ms. Peck so he had called "to find out about you" from different people. The Commissioner stated he had never gotten consensus "about anything" but that everyone he talked to said that Ms. Peck was a "hardworking" person and he wished to compliment her. Ms. Peck stated she had enjoyed working with the Authority and extended her best wishes to the Commission and Staff for the future. Acting Chairman extended best wishes on behalf of the Commission.

Commissioner Ubalde moved the foregoing Resolution be adopted. Commissioner Jones seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace		
	Mr. Martin Helpman		
	Rev. Jim Jones		
	Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Acting Chairman thereupon declared said motion carried.

10. ADJOURNMENT:

Acting Chairman declared the meeting adjourned at 12:10 P.M.

Acting Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: 440 Turk Street
Thursday, February 10, 1977. *Minutes* San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, January 13, 1977.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Ms. Joan Byrnes, Vice Chairman
	Dr. Amancio Ergina, Commissioner
	Mr. Cleo Wallace, Commissioner
	Mr. Martin Helpman, Commissioner
	Rev. Jim Jones, Commissioner
	Rev. Dr. A. C. Ubalde, Jr., Commissioner

Secretary announced Commissioner Colbert would arrive late.

Acting Chairman declared a quorum present.

ALSO PRESENT:	Mr. Walter L. Scott, II, Secretary/ Executive Director
	John E. Sullivan, Counsel

2. VISITORS:

Secretary acknowledged the large number of visitors present.

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved the agenda be the agenda of the day.
Commissioner Wallace seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ubalde moved the Minutes of the Regular Meeting of January 27, 1977, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO BOARD OF GOVERNORS AND COMMITTEE MEETINGS,
WASHINGTON, D.C., FEBRUARY 1-4, 1977:

Secretary stated Controller, Mr. Kenneth C. Cavanaugh, had attended the National Housing Management and Maintenance Committee meeting of NAHRO and the Finance Subcommittee meetings in Washington, D. C., and asked

the Controller to report on his participation to the Commission. Controller referenced a complete report in each Commission folder and stated NAHRO's national sub-committee on Performance Funding had made a survey among various housing authorities a year ago to determine the effects of the proposed funding system. Several recommendations had been made, as a result of the survey, and the recommendations were presented, via a NAHRO resolution, to the Secretary of HUD.

Controller stated briefing papers had been prepared in anticipation of the new Administration's need for background material relating to the Performance Funding system, and in order to assist the new Administration in implementing proposed changes in the Performance Funding system, which changes would enable Housing Authorities throughout the country to secure funding more appropriately based on the need of each individual housing authority. Controller stated that until such action is taken, many housing authorities, including San Francisco, are being forced to operate on un-approved budgets based on interim funding agreements which are based on previous year funding allowances. Controller concluded by stating NAHRO had been informed that HUD hopes to be able to implement performance-funding changes within the next week.

Commissioner Ubalde asked if Staff's urging HUD to alter its funding system would more appropriately be done by the Commissioners. Controller stated NAHRO members and staff would welcome the support of Commissioners. Commissioner Ubalde stated he "just wanted to make sure that Staff does not take the prerogative of the Commission regarding policy matters".

Secretary reiterated the Controller's remarks and stated that NAHRO is Housing's professional organization, that Staff would welcome a resolution on behalf of the Commission to the Secretary of HUD asking that the Performance Funding system be modified pursuant to NAHRO's position, and suggested that the Commission call upon other Commissioners throughout the country to do the same. Commissioner Wallace stated the Housing Authority Commission was already on record as being opposed to the Performance Funding System and that the Commissioners should look into the "kind of work" that has gone into attempts to alter the funding system. Commissioner Wallace suggested the Commissioners should receive background information regarding this effort at the next Commission Meeting. Staff was directed to provide the material.

Secretary, a member of the NAHRO Board of Governors, stated the Board had passed a Resolution addressing the critical housing needs of the elderly throughout the country, which calls for HUD to establish production goals for housing the elderly, for permission of public sponsorship for projects built under the Section 202 program, and for establishing a special funding source for housing for the handicapped. The Board officially changed the name of the Minority Affairs Committee to the "National Committee on Equal Opportunity", in order to address the needs of all minorities. The newly-named committee established an Hispanic Task Force which hopes to implement the appointment of an Hispanic to the Board by October, 1977, have Hispanic representatives appointed to all of the existing standing committees of NAHRO and to establish a standing committee for Hispanic Affairs.

The Board of Governors reviewed former President Ford's proposed budget for HUD and major issues were raised with the budget relating to public housing. The proposed budget would curtail the amount of operating subsidy for local housing authorities by mandating that all residents pay 25% of adjusted income for rent, a proposal which Congress rejected. Secretary stated a follow-up meeting with Secretary Harris of HUD has been scheduled with the NAHRO Board of Governors in April, 1977.

Secretary responded to Commissioner Ubalde's comment about the concerns of the Hispanic Committee, that the committee intends to concern itself with all minorities, not just Hispanic, and that he, the Secretary, had volunteered to serve on the Committee. Secretary concluded by stating that each Commissioner's folder contained a full report of his participation in the NAHRO meetings.

NATIONAL TENANTS ORGANIZATION BOARD MEETINGS
WASHINGTON, D.C., FEBRUARY 1-4, 1977

Commissioner Wallace, who attended the NTO meetings in Washington, stated that a group of tenants had met with Secretary Harris and felt that she was not sure of what the tenants were talking about. The group had questioned the issuance of the \$50 tax rebate, as proposed by the Carter administration, currently planned for June, 1977, in that the funds will be issued to those who pay taxes, and not to poor people who are on welfare. The group also questioned the workability of the Section 8 Program, informed the Secretary it had not worked in San Francisco, and asked that the program be phased out. Secretary Harris had responded that she favored the program in that it would help alleviate the stigma attached to public housing. The Secretary was asked to look at the Community Development Block Grant program in that it was designed to help clear blighted areas and so far appears to have fallen short of the goal. According to Commissioner Wallace, the Secretary was not aware of the Target Projects Program but would be happy to look into it.

Commissioner Wallace continued by stating that after meeting with Secretary Harris, the tenants had decided to present their views in writing, which was done via hand-delivered letters to the Offices of the Secretary and the President. The Commissioner stated the tenants had asked to be part of a Housing Task Force to assist the new Administration in dealing with housing problems. Commissioner Wallace asked if the Secretary's attitude appeared to be "open" in terms of dealing directly with tenants on housing concerns. Commissioner Wallace responded that while the Secretary's attitude did not appear to be "open", the tenants had expressed to the Secretary that they hoped she and the new Democratic Administration would be at least as liberal as the Republicans had been. Commissioner Wallace concluded that NTO felt that the tenants around the country should continue to "lean" on any Administration to insure their interests regarding public housing.

Ms. Mary Carr of Clementina addressed the Commission and complained to the Commissioners of her living conditions at Clementina, including alleged threats on her life. Ms. Carr was deeply upset and begged the Commissioners to take some action, particularly Commissioner Jones, whom she had been told was "a fair man". Commissioner Wallace stated that immediately following the meeting, she would meet with the Commissioners to determine what could be done.

7. REPORT OF COUNSEL:

Counsel Sullivan presented the status report for the International Hotel:

"February 1, 1977

Judge Rolph assigned the matter of the Writ of Mandamus and the Writ of immediate possession to Judge Byron Arnold.

Counsel Sullivan, Tom Vizzard and Mr. Washburn of Landels, Ripley and Diamond appeared as attorneys of record for the Housing Authority before Judge Arnold. Mr. Pesant, and Mr. Thompson and Mr. Graham appeared, representing International Hotel Tenants Association and requested that Judge Arnold disqualify himself on the basis of prejudicial remarks made after the hearing before him on the demolition matter. The request was denied. Judge Arnold pointed out that IHTA was not an official party to the hearing, as yet, as their motion of intervention had not been acted upon. The motion of intervention of IHTA was reassigned back to Judge Rolph. Judge Rolph later that morning set hearing for the motion of intervention to Friday, February 4, at 9:15 a.m.

Mr. Bush representing Four Seas Investment Corporation stated he had been served with two separate briefs of Points and Authorities each approximately 45 pages from Mr. Washburn and Mr. Graham on Friday, January 18, at 5:00 P.M. Mr. Bush further stated he had been out of his office the preceding week and had first seen the documents on Monday morning, January 31. Mr. Bush requested the court to allow him time to review the documents and file a response. Judge Arnold granted Mr. Bush until February 15 to file his responsive pleadings and gave Mr. Washburn until February 18 to respond to anything new in those documents. The hearing on the Writ of Mandamus and Writ of Immediate Possession was rescheduled to February 22 at 9:30 A.M.

It was further stated that all matters regarding the International Hotel, including eviction, are stayed until Judge Arnold makes a ruling after the hearing on February 22nd.

There were approximately 300 interested persons in front of City Hall supporting the International Hotel Tenants.

February 4, 1977

The motion for intervention of IHTA in the action of eminent domain was heard before Judge Rolph. Mr. Present representing IHTA requested Judge Rolph to assign another judge to hear the matter. Judge Rolph denied the request. Mr. Present representing IHTA, Mr. Washburn representing the Housing Authority, and Mr. Bush representing Four Seas, made presentations on the motion to intervene. Judge Rolph stated that in his opinion the Housing Authority is represented by adequate and capable counsel and so are the owners so that the Tenants' point of view can be presented by the Housing Authority and any intervention would be surplus. Judge Rolph denied the motion to intervene.

The IHTA will be recognized as "Amicus Curiae" which means acting as a friend of the Court in the hearing scheduled for February 22nd. IHTA will file briefs in the action, however, IHTA cannot cross examine or present other evidence at the hearing.

Mr. Washburn stated to Judge Rolph that he wanted to file a motion to disqualify Judge Arnold from hearing the matter. Judge Rolph set February 11 at 10:30 A.M. to hear the matter.

/s/ Walter L. Scott, II
Executive Director"

Counsel concluded by stating a meeting of all attorneys has been scheduled for February 15 to discuss the future of the case, that currently, everything is in the hands of the Courts, and that everything connected with the International Hotel, including the eviction, is stayed pending the determination of the Writ of Mandamus before Judge Arnold. Counsel then brought the attention of the Commissioners to decisions which will have to be made by the Commissioners should a decision be reached regarding the Writ of Mandamus at the hearing scheduled February 22, 1977, two days prior to the next regularly scheduled Commission Meeting. The liability insurance, which the Commissioners had insisted upon, \$1 Million in the lease with IHTA, has not been placed by the Tenants Association of the International Hotel. There is currently \$300,000 in liability insurance, but it is conditioned upon the Housing Authority gaining possession of the Hotel. Counsel suggested that in all probability, the Commissioners at their next meeting, will have to decide if \$300,000 is adequate liability insurance.

Secondly, Counsel stated that for long-range planning purposes, On May 23, the Commissioners will review the entire situation, pursuant to the terms of the Resolution of Necessity, and that this review will concern the status of the funding arrangements at that date. In the meantime, Counsel stated, Mr. Graham of IHTA, had informed him that IHTA is unable to secure additional funding until such time as the court rules on the Writ of Mandamus; in effect, the eviction has been stayed, but so also has IHTA's possibilities for securing funding. Counsel stated that the project can be abandoned on May 23, without damages, but if the Commission delays its decision, then inverse damages could be awarded to the Four Seas Corporation in excess of \$100,000.

Commissioner Ubalde asked if the Commission is really "isolated" in this matter in view of the Board of Supervisors' resolution which authorizes funds to be used for the International Hotel, or rather, what would the opinion of the Board of Supervisors be in reference to any possible delay. Secretary responded that, as Counsel had pointed out, the Commissioners had decided to review the finances of IHTA on May 23, and that in light of IHTA's inability to obtain financing because of the pending court actions, the commission may want to direct staff to turn to the Mayor and the Board of Supervisors for an extension of one year, but that there is no way of knowing how the Mayor and the Board would react to such a plan.

Commissioner Wallace stated that it was her understanding that IHTA had had a commitment from the Campaign for Human Development for \$100,000 that Mr. Hal Dunleavy had stated at the Public Hearing that there was a possibility of securing an additional \$100,000 and that she is not certain what Mr. Graham is now saying. Commissioner Ergina stated that the Authority had written to the Campaign for Human Development asking the status of the funding and had the Authority received a response. Secretary stated none to his knowledge. Commissioner Ergina then asked about the limits of the various insurance required for the Hotel. Counsel listed the amounts in question, and in answer to Commissioner Byrnes' question regarding the source of "an additional \$700,000" to make up the \$1 Million insurance requirement, Counsel responded that the \$300,000 which he had mentioned is an amount which will become available to the Authority upon possession of the Hotel, for liability insurance. The fire and boiler insurance policies have been placed.

Commissioner Wallace directed staff to contact Mr. Graham and ask him to inform the Housing Authority, in writing, regarding the status of liability insurance and the status of their funding efforts to date. The Commissioner asked that this be done prior to the next Commission Meeting.

In responding to Commissioner Jones' questions regarding "where the liability lies", Secretary stated that should someone be injured in the Hotel, the Housing Authority would be subject to suit, if it had possession of the Hotel. Prior to that time, liability for such occurrences would rest with IHTA. The Housing Authority currently has no liability in terms of the IHTA, but should the courts grant the Authority possession of the Hotel, then, as imposed on the Authority by the City, both the Housing Authority and IHTA have to provide liability insurance.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary presented the status report for the Target Projects Program.

"February 2, 1977"

Residents of Hunters View met with their architect, Frank Clark and Associates at 7:00 P.M. in the Multi-Purpose Center to discuss in detail the proposed rehabilitation of units and site improvements to be carried out as a part of the TPP Modernization Program.

February 3, 1977

Residents of Harbor Slope met with consultant-architects, Eden & Eden at 95 Kiska Road at Hunters Point II School, 7:00 P.M., to review improvements to take place in exterior and interior of the units and site improvements changes.

Representatives of labor, Bayview-Hunters Point Affirmative Action Agency and the Advisory Council started out to meet to discuss the Building and Trades Memorandum of Agreement regarding construction carried out in the Hunters Point area. As a result of some misunderstanding between both groups, subsequent meetings will be held.

February 4, 1977 - Inchon Village

Congressman Phillip Burton convened a meeting in his Washington Office, of representatives of the Department of Defense, (DOD) General Services Administration, (GSA) Housing and Urban Development, (HUD), and San Francisco Housing Authority, at which time the DOD and the GSA expressed a desire to make Inchon Village available to the Housing Authority as a permanent housing resource. Representatives of DOD and GSA expressed a desire not to provide Inchon Village as a temporary rehousing resource for the San Francisco Housing Authority. HUD has agreed to provide the necessary clearances for the San Francisco Housing Authority to obtain Inchon Village as a permanent housing resource. This clearance, according to HUD, will be provided as rapidly as feasible.

February 7, 1977

The positions, Labor Maintenance Trainee, consisting of ten positions for the Target Projects area were filled by seven males and three females, all of whom are residents of the Target Projects Program area.

February 7, 1977

The nine positions of Resident Assistant to the Manager were filled by eight Target Projects area residents. Training will commence February 9, 1977.

February 8, 1977

A notice was sent to all residents of Hunters Point informing them of an open meeting in a form of a public hearing to be held on Tuesday, February 8, 1977, at 3:00 P.M. at 1815 Egbert Street, 3rd Floor to discuss the Hunters Point Target Projects Program.

REHOUSING REPORT

Following is an update of the Rehousing effort in CAL 1-17A East and West:

WEST:	Number of occupied units remaining	19
	Number of vacant units	125
	Assigned reservations	5

EAST:	Number of occupied units remaining	
	Number of vacant units	
	Assigned reservations	

All 42 units on Griffith Street are vacant.

/s/ Walter L. Scott, II
Executive Director"

Secretary concluded by stating that Staff is following up on the concerns which were raised at the February 8 public meeting. Commissioner Byrnes suggested that in light of the concerns which had been raised at that meeting regarding jobs for TPP-area tenants and the apprenticeship program, that at least one Commissioner sit in on all meetings between Staff and Union representatives when jobs in the TPP area are to be discussed, "so that we will be aware of what is going on."

Commissioner Uhalde asked if the purpose of a Commissioner in such meetings would be solely to observe the proceedings. Commissioner Byrnes stated that she realizes Union negotiations are a delicate matter, and that such an arrangement would be for the Commissioners to learn and be aware of what is happening regarding the job situation, and that if the Commissioners are not satisfied with the discussions, they should say so. Commissioner Uhalde stated he just wanted to make sure that any observations on the part of a Commissioner would be shared with fellow Commissioners, and that with that in mind, he would concur with the Acting Chairman's suggestion. Commissioner Jones stated he would prefer to see two Commissioners present at such meetings, to which Commissioner Uhalde concurred.

Commissioner Colbert asked to hear from the Secretary. Secretary stated that Staff would have no problems with the suggestion, but that the Commission would have to make sure both the tenants and the unions agreed also. Secretary stated however, that should there be a disagreement between the tenants and the unions, and the Commissioners were asked to make a policy decision at that time, then those Commissioners could be asked to disqualify themselves from voting upon the issue at a regular Commission Meeting. Counsel concurred with Secretary's statements. Secretary concluded by stating the arrangement would be agreeable to Staff but that the Commissioners should be cognizant of what he had just said regarding their voting status.

Commissioner Ergina stated that in view of the possibility of the Commissioners' votes being prejudiced by attending such meetings, perhaps the Commissioners should volunteer to sit in and "listen", rather than having two Commissioners appointed to attend all such meetings. Commissioner Byrnes referred to Commissioner Jones' earlier suggestion about having two commissioners present at the meetings, and Commissioner Ergina stated that he is only pointing out the sensitivity of the situation. Commissioner Wallace stated she will at all times reserve her right to vote, particularly when it comes to tenant employment, and that she would want to hear what the tenants think of the idea.

Commissioner Jones stated his Counsel had a different opinion of the situation, and moved to table the matter. Commissioner Wallace seconded. Unanimously carried.

INTERNATIONAL HOTEL - STATUS REPORT

This matter was discussed under "Report of Counsel".

9. NEW BUSINESS:

Acting Chairman announced the Commission would recess the Regular Meeting to meet in Executive Session to discuss Counsel's contract. The Commission recessed at 11:10 A.M.

Secretary announced, for the benefit of the audience, that the recessed Annual Meeting, scheduled to have been reconvened this date, will remain recessed until further notice, at which time the election of Commission officers will be held in public.

The Commission reconvened the Regular Meeting at 12:00 Noon.

The reconvened Meeting was called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT: Ms. Joan Byrnes, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Cleo Wallace, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Jim Jones, Commissioner
Rev. Dr. A. C. Ubalde, Jr., Commissioner
Mr. George Patton Colbert, Commissioner

ALSO PRESENT: Mr. Walter L. Scott, II,
Secretary/Executive Director
Counsel John F. Sullivan

Acting Chairman stated the Commission had met in Executive Session to discuss Counsel's contract. Commissioner Wallace moved the matter be tabled until such time as the Commissioners are fully aware of the correct procedures involved. Commissioner Ubalde proposed to amend the motion by adding that two Commissioners be appointed to assist the body in determining the appropriate process to be used. Commissioner Ubalde asked for the concurrence of Commissioner Wallace. Commissioner Wallace concurred. Commissioner Ubalde seconded the motion as amended and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Ms. Joan Byrnes	NAYS: None
Dr. Amancio Ergina	
Ms. Cleo Wallace	ABSTAIN: None
Mr. Martin Helpman	
Rev. Jim Jones	
Rev. Dr. A. C. Ubalde, Jr.	
Mr. George Patton Colbert	

Acting Chairman thereupon declared said motion carried.

Commissioner Jones stated he had recommended that Commissioners Ubalde and Ergina serve on the Committee. Each Commissioner accepted and the Acting Chairman declared them to be part of the Committee.

Acting Chairman then, on behalf of the Commission, directed Staff to develop an energy conservation program for both tenants and staff in all existing Housing Authority buildings. Commissioner Helpman stated particular attention should be given to water conservation.

Commissioner Jones stated that members of the Resident Advisory Council had suggested the Commission meet at Egbert Street because of the large numbers of people currently attending Commission Meetings. The Commissioner asked that Staff follow up on the idea.

Commissioner Wallace then addressed the situation brought to the attention of the Commission by Ms. Mary Carr of Clementina, and asked if the matters had been brought to the attention of staff before today, and if so, what had been done about it. Secretary replied that Ms. Carr's situation is a personnel matter, that a recommendation to alleviate the problem is currently on the Executive Director's desk and that staff will take immediate action. Commissioner Wallace stated she wanted the matter solved "now", and that the problem should not just be "moved to another place". Secretary responded that, pursuant to established Commission Policy, the matter will be followed-up on immediately.

Commissioner Ubalde questioned if Ms. Carr's specific complaint on this date had been brought to the attention of staff before. Secretary responded that all of Ms. Carr's complaints over the years have been responded to by Staff. Again, Commissioner Ubalde asked when her specific complaint this date had first been brought to the attention of staff. Secretary responded that her first complaint regarding the Manager of the project was brought to the attention of Staff on May 3, 1976. Commissioner Jones asked what had been done about Ms. Carr's complaints of specific violence toward her. Commissioner Wallace stated she is concerned that "we let these things go by so long". Secretary stated that if the Commissioners want to go through Ms. Carr's case in public, he would suggest that the Commissioners review Ms. Carr's entire file prior to proceeding, adding "there are two sides to the story".

Commissioner Ubalde stated that perhaps Ms. Carr's situation is "an isolated case", that he is disturbed at how it had been handled so far, and that perhaps these situations are an "everyday occurrence," and suggested that possibly there is a need to have another public meeting similar to the one just held regarding the TPP program on February 8. Commissioner Jones, after briefly reviewing Ms. Carr's file which had been handed to him, stated that he has no reason to "impute" the character of the Commander of the Housing Police Department, but that "there appear to be conflicting statements". Secretary stated that pursuant to the Grievance Procedure, passed by the Commission on December 9, Ms. Carr is scheduled to have a hearing regarding her complaints on February 16. The hearing panel will be composed only of residents.

Commissioner Jones concluded the discussion by stating that he personally would go to Clementina following the meeting with Commissioner Wallace. Secretary stated the Commander of Housing Police and the Director of Housing Operations would accompany the Commissioners.

10. ADJOURNMENT:

Acting Chairman declared the meeting be adjourned at 12:15 P.M.

Acting Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS
MAR 1 1977
SAN FRANCISCO
LIBRARY

Regular Meeting Held:
Thursday, February 24, 1977

1815 Egbert Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Office of the Authority, 1815 Egbert Street, San Francisco, California at 10:00 a.m., Thursday, February 24, 1977.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Ms. Joan Byrnes, Vice Chairman
	Dr. Amancio Ergina, Commissioner
	Ms. Cleo Wallace, Commissioner
	Mr. Martin Helpman, Commissioner
	Rev. Jim Jones, Commissioner
	Rev. Dr. A. C. Ubalde, Jr., Commissioner

Acting Chairman declared a quorum present and announced that Commissioner Colbert would arrive shortly.

ALSO PRESENT:	Mr. Walter L. Scott, II, Secretary/ Executive Director
	John E. Sullivan, Counsel

2. VISITORS:

Secretary acknowledged the large number of visitors present.

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the agenda be the agenda of the day. Commissioner Ubalde seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Meeting of February 10, 1977, as distributed, be approved, pending correction of a typing error on Page 1, line 3, which should read "...Thursday, February 10, 1977, not "...Thursday, January 13, 1977". Commissioner Ubalde seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

ENERGY CONSERVATION PROGRAM

Secretary presented the report on the Energy Conservation Program:

"Pursuant to Commission direction, Staff is developing an Energy Conservation Program to provide for energy savings in all areas. The present drought condition has mandated an initial 10% reduction in our water consumption. The program outlined in the following report is comprehensive, not limited to water conservation alone, but to developing a total resources package that will affect residents, management, maintenance and the entire Authority. In addition to the conservation aspects of the proposal, the costs of energy are ever increasing. As an example, our total energy cost to this agency for resident utilities alone amounted to \$2,261,600.00 for fiscal 1975-76. This year the cost will be even greater. These figures are even more important when compared with our total operating budget. In other words, 19.75% of our funds are spent on utilities. Even a modest 10% savings in this area amount to considerable dollars. Listed below are the broad general areas where conservation is being developed. Staff is developing this program in consultation and discussion with various resident organizations, PG&E, Water Department and all others involved with conserving energy.

A. Tenant Education:

1. Tenant education. Managers and Resident Assistants to the Managers, as well as tenants, will be included.

Examples of this type program are energy saving hints to be included in mailings to the above three groups containing the following injunctions:

- (1) The range and oven are big users of energy. Don't preheat. Cook on surface units where practical. Cook complete oven meals of several dishes simultaneously in the oven.
- (2) Take out 75 watt bulbs and replace with 60 watt. Replace 60 watt with 40 watt whenever possible.

B. SFHA Employee and Facilities Program:

1. The SFHA staff throughout the three facilities.

Examples:

- (1) Turn off lights and heating in unoccupied spaces such as storerooms, hallways, stairwells and unoccupied dwellings.
- (2) Water conservation in all staff restrooms.

C. Maintenance Department Energy:

- 1, Maintenance - having to do with equipment usage and procedure of work in the project areas.

Examples:

- (1) Trip combining.
- (2) Check several items when on a call.
- (3) Sprinklers to be used sparingly or not at all.

D. Fuel Conservation by SFHA Fleet:

Examples:

- (1) An individual evaluation of fuel usage and a program to control and maintain fuel consumption.

(2) Trip combining.

E. A Special Program for Seniors:

Examples:

(1) The necessity of more clothing to be worn in the apartment.

(2) Multiple use of oven facility.

Also under consideration, a look at how other public and private agencies are successfully utilizing energy conservation programs.

Tenant selection will include energy conservation input. Tenant education will be continuous. It will be done in small groups and through mailings.

An Energy Conservation Committee will be formed consisting of SFHA staff and tenants. This is a consciousness raising procedure and persistence and accountability will obtain results.

Ongoing negotiations with PG&E regarding the HUD mandated direct billing procedure will be continuous. HUD has been involved in these meetings and HUD research indicates a 15-20% reduction in energy consumption when adopted.

Energy conserving procedures will also be incorporated in training sessions by the Training Officers.

Following implementation of the above areas, staff will keep the Commission informed of our progress."

Secretary referred to a letter which will be sent out to residents of public housing asking them to curtail their use of water. He said staff has been informed by the Public Utilities Commission that after public hearings in the next month, the Water Department will be mandating a 25% cutback in water use. Attached to the letter being sent with monthly statements to the tenants will be a pamphlet entitled "Water is Precious--Use it Wisely" which gives hints on the conservation of water.

Commissioner Colbert entered the meeting.

7. REPORT OF COUNSEL:

INTERNATIONAL HOTEL

Hotel: Counsel Sullivan presented the status report for International

"February 14, 1977

The motion to disqualify Judge Arnold was heard by Judge Rolph. Present were Counsel Sullivan and Tom Vizzard, along with attorneys Harry Jackson and David Spielberg of Landels Ripley and Diamond representing SFHA, attorneys James Prezant and Gil Graham of IHTA as Amicus Curiae, and attorneys William Bush and Mr. Wong representing Four Seas.

Each side made presentations. Judge Rolph stated he was denying the motion to disqualify Judge Arnold as it was not timely filed.

Mr. Jackson stated he would appeal Judge Rolph's decision. Judge Rolph then ruled that all matters to be heard on February 22 would be stayed pending decision of the appellate court on the appeal filed by Mr. Jackson.

The appellate court also denied IHTA's appeal to intervene in the action.

The court of appeal has also ordered all matters stayed pending determination on Housing Authority's petition to reverse Judge Rolph's decision."

Counsel stated the Appellate Court gave February 24th as the last day for Four Seas attorneys to file briefs in opposition. Until the Appellate Court acts on the ruling of Judge Rolph in the motion to disqualify, all matters on International Hotel are stayed. Counsel added that although many people showed up on February 22nd, nothing will happen until the Appellate Court makes a ruling on the motion to disqualify.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT

Secretary presented status report on the Target Projects Program:

"February 10, 1977

The Executive Director met with the TPP Manpower staff and Union representatives to discuss a revision of the TPP force account manning table. New CETA funding was also discussed. Discussions regarding both matters are still on-going. The revised manning table will be discussed with the TPP Resident Advisory Council at their first meeting in March, March 3, 1977.

February 16, 1977

Staff met with members of the Resident Advisory Council to discuss the Resident Advisory Council by-laws and the proposed certificates of re-occupancy and the D. Hugh Gregory Coleman (D.B.A. Roots Development Corporation) contract.

At this meeting, the TPP Resident Advisory Council voted in favor of honoring the Coleman contract since all conditions had been met.

February 17, 1977

Staff met with representatives of minority private security firms to discuss staff's decision and the residents' desires to utilize an internal security program in the TPP area. One security firm's representative requested that he be allowed to address the Commission on the issue and to appeal staff's recommendation.

February 23, 1977

Staff and members of the TPP Resident Advisory Council and their attorney met and approved the following items:

1. Resident Advisory Council by-laws
2. Certificates of Re-occupancy

In addition to the above, the following items were discussed: retroactivity of stipend payment, availability of financial reports to the Resident Advisory Council members and TPP Part B application revisions.

From February 18th to date, pursuant to HUD's request, staff has been updating and revising the TPP Part B application and accompanying

resolutions. The revised Part B application will be sent to the Commissioners and all members of the Resident Advisory Council by March 3, 1977, or sooner.

Staff is recommending that the Commission take action on the revised Part B application and accompanying resolutions at its first Commission meeting in March (March 10, 1977) which will be held at 1111 Buchanan Street."

Secretary then stated that his office had received a request from K & B Security, asking if Mr. Willie Beasley could address the Commission. Acting Chairman recognized Mr. Beasley.

Mr. Willie Beasley began by stating that he is the Vice President of K & B Guard Service, previously known as Hunters Point Security, and has been in business since 1972 in the Bayview/Hunters Point, funded by HUD and the Redevelopment Agency. Mr. Beasley stated he thinks it is unfair not to give the minority businesses in that area a chance to bid on the work being done in the Hunters Point Bayview area. He related that he had talked to Mr. Scott and "has no qualms" about the hiring of tenants from the Hunters Point area. However, he does see problems in hiring "unskilled persons to do security work".

Mr. Beasley stated that security personnel must be registered, must put in hours of study concerning traffic problems and report writing, and must be well-informed. In reviewing the figures allocated for the TPP security package, Mr. Beasley feels that the present security program would not be successful for that amount of money. Mr. Beasley referred to the four hours training for the job and from observations, those four hours training have not even been completed by some. Mr. Beasley commented on the lack of 24-hour guard service and lack of supervisory personnel. In conclusion, he stated that many tenants did not want to be guards and did not qualify for those positions. He added that the San Francisco Police Department has not sanctioned this plan as many guards were "ex-cons", whereas his men had to be certified. Mr. Beasley requested the situation be looked into closely.

Commissioner Ubalde asked Mr. Scott if there were members of any minority races employed on the security program with the Authority. Secretary answered affirmatively and cited Cal-State, McCoy's Patrol, O.B. Boyd, in addition to K & B and added that all these were minority firms doing business in the TPP area for the last six or seven years.

Commissioner Ubalde asked about the feeling of the TPP Advisory Council regarding security in the TPP area. Mr. Scott responded that the Dukes-Dukes survey showed 56% of the residents agreed that the security program should be handled with proper training by the San Francisco Housing Authority. He added that the revised TPP Part B application was being reviewed by the Commission, community leaders and Resident Advisory Council members.

Acting Chairman thanked Mr. Beasley and said that the Commission would look into the matter closely and will review the Revised TPP Part B application at the March 10 Commission meeting.

Ms. Frances Williams, President of the TPP Resident Advisory Council, addressed the Commission and said that in reference to the Dukes-Dukes survey, there were enough tenants to do the survey on security. She hoped that all guard services in the TPP area would be rejected.

9. NEW BUSINESS

TRAVEL:

The following Resolution introduced by Commissioner Ergina.

RESOLUTION NO. 2068

* * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
TO ATTEND THE FORTY-SIXTH ANNUAL MEETING OF THE
NATIONAL HOUSING CONFERENCE, MARCH 5-8, 1977

* * * * *

RESOLUTION NO. 2068

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.,
TO ATTEND THE FORTY-SIXTH ANNUAL MEETING OF THE
NATIONAL HOUSING CONFERENCE, MARCH 5-8, 1977

WHEREAS, the National Housing Conference will hold its Forty-Sixth Annual Meeting in Washington, D. C., March 5-8, 1977; and

WHEREAS, the San Francisco Housing Authority has actively sponsored the National Housing Conference for some years; and

WHEREAS, subjects of discussion will include Housing Goals and Needs, current Legislation, the Community Development Block Grant program and funding sources; and

WHEREAS, the Executive Director's Advisory Committee will be meeting to discuss housing programs proposed by President Carter's Administration; and

WHEREAS, participants will include national political figures, HUD representatives at the highest levels, as well as those actively engaged in the field of housing:

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY FOR THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff as the Commission and Executive Director may indicate be authorized to travel to Washington, D. C., March 5-8, 1977 for the purpose of attending the aforementioned Annual Meeting.

II. That travel time, expenses and per diem be allowed in accordance with the travel policy of this Authority as adopted January 27, 1977.

III. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:


John E. Sullivan, Counsel
San Francisco Housing Authority

Date February 24, 1977

Secretary stated the resolution authorizes travel for the Commission and Staff to travel to Washington, D.C. on March 5-8, 1977 to attend the 46th Annual Meeting of the National Housing Conference.

Secretary stated that this is a "very crucial and important meeting for NHC, the lobbying arm for housing since 1934 or earlier, and the forefront of that lobbying is "advocating housing for low to moderate income families". Present will be Vice President Walter Mondale; Congressman Henry Reuss who will be commenting on the budget for HUD; Governor Brown, Mayor Jackson of Atlanta and Senator Daniel Patrick Moynihan will be guest speakers. Also, Secretary of HUD, Patricia Harris, will be present to address the gathering.

Secretary stated that those in attendance would be able to gain information on just what direction housing programs will be taking at least in the next four years. Secretary stated that he was encouraged by the Carter Administration budgetary recommendations. For the fiscal year beginning October 1977, former President Ford recommended \$612 million be allocated for Housing Authority operating subsidies whereas, President Carter recommended \$665 million; in modernization monies, for physical improvements and rehabilitation, Ford recommended \$5 million and Carter \$35 million; for new construction of public housing units, Ford recommended no funds for construction whereas Carter recommended 50,000 units; for energy conservation and cost of utilities, Carter immediately allocated \$20 million for housing authorities to pay increased utility costs in addition to monies allocated for operating subsidies under the performance funding system.

Mr. Scott remarked that by the time the Commission returns from a preliminary "look-see" in Washington, the budget will show some encouraging signs for residents of public housing and low to moderate income housing from the direction which President Carter's budget appears to be taking. Mr. Scott recommended attendance at this meeting by all Commissioners.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded the motion and stated that she was pleased with Secretary's report on the Carter budget and that she hopes the Office of Management and Budget will not impound this money. She said that we must pay particular attention to lobbying that is necessary in local areas, "particularly in San Francisco".

Upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace		
	Mr. Martin Helpman		
	Rev. Jim Jones		
	Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Acting Chairman thereupon declared said motion carried.

TRAVEL:

Following Resolution introduced by Commissioner Wallace.

RESOLUTION NO. 2069

RESOLUTION AUTHORIZING TRAVEL TO SAN ANTONIO, TEXAS
TO ATTEND NAHRO'S TPP NATIONAL EXPERIENCE EXCHANGE
FORUM III, MARCH 22-25, 1977

* * * * *

RESOLUTION NO. 2069

RESOLUTION AUTHORIZING TRAVEL TO SAN ANTONIO, TEXAS
TO ATTEND NAHRO'S TPP NATIONAL EXPERIENCE EXCHANGE
FORUM III, MARCH 22-25, 1977

WHEREAS, the National Association of Housing and Redevelopment
Officials will hold its third National TPP Experience Exchange Forum in
San Antonio, Texas, March 22-25, 1977; and

WHEREAS, the TPP Experience Exchange Forum III is designed to
provide a Forum to facilitate experience exchange among participants
in the TPP program, specifically with reference to the six goals of
TPP, both individually and as integrated supports to a comprehensive
plan; and

WHEREAS, the San Francisco Housing Authority is actively
participating in the TPP program in the Hunters Point-Alice Griffith
areas of San Francisco; and

WHEREAS, this Authority deems that the attendance at the afore-
mentioned Forum of such members of this Commission, Staff, and elected
representatives of the TPP Advisory Council, as the Commission and
Executive Director may indicate is essential to the conduct of its
low-rent housing operations.

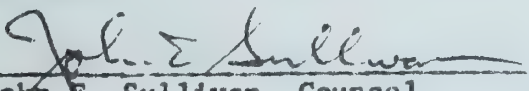
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission, Staff and elected
representatives of the TPP Advisory Council as the Commission and Executive
Director may indicate be authorized to travel to San Antonio, Texas,
March 22-25, 1977 for the purpose of attending the aforementioned Forum.

II. That travel time, expenses and per diem be allowed in
accordance with the travel policy of this Authority as adopted January 27,
1977.

III. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:


John E. Sullivan, Counsel
San Francisco Housing Authority

Date February 24, 1977

Secretary stated the second Resolution authorizes travel to San Antonio, Texas to attend NAHRO's TPP National Experience Exchange Forum III from March 22-25, 1977, that TPP Resident Advisory Council members and two staff persons will be attending. Commissioner Wallace moved the foregoing resolution be adopted. Commissioner Ubalde seconded the motion and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace		
	Mr. Martin Helpman		
	Rev. Jim Joens		
	Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Acting Chairman thereupon declared said motion carried.

Ms. Frances Williams addressed the Commission and asked when the letters she had given to the Commission at its last meeting were going to be answer-d. Commissioner Byrnes told Ms. Williams that the letters were turned over to Staff and asked when Ms. Williams could expect an answer. Ms. Williams asked for an answer in five working days and Commissioner Wallace stated that five business days was ample time to respond to the letter. Staff was directed to follow up.

Commissioner Byrnes took this opportunity to thank Ms. Evelyn Darnes, Ms. Neal and Ms. Manning for being kind enough to show her around the Alice Griffith project. The Commissioner stated she would submit a report to Staff requesting improvements be made on some of the conditions she found.

Acting Chairman announced the Commission would recess the Regular Meeting to meet in Executive Session to discuss Counsel's contract. The Commission recessed at 10:40 a.m.

The Commission reconvened the Regular Meeting at 11:45 a.m.

The reconvened Meeting was called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Ms. Joan Byrnes, Vice Chairman
	Dr. Amancio Ergina, Commissioner
	Ms. Cleo Wallace, Commissioner
	Mr. Martin Helpman, Commissioner
	Rev. Jim Jones, Commissioner
	Rev. Dr. A. C. Ubalde, Jr., Commissioner
	Mr. George Patton Colbert, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:	Mr. Walter L. Scott, II, Secretary/ Executive Director
	John E. Sullivan, Counsel

Acting Chairman stated that the matter of Counsel's contract which was tabled during the last Executive Session of the Commission on February 10, 1977 had been concluded. Commissioner Wallace moved that the matter of Counsel's contract be removed from the table. Commissioner Ubalde seconded the motion. Unanimously carried.

Commissioner Jones moved that Counsel's contract be renewed. Commissioner Wallace seconded the motion and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace		
	Mr. Martin Helpman		
	Rev. Jim Jones		
	Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Acting Chairman declared said motion carried.

10. RECESS:

Acting Chairman temporarily recessed the regular meeting at 11:50 a.m. to be reconvened at the conclusion of the Reconvened Annual Meeting.

* * * * *

The Commission of the Housing Authority of the City and County of San Francisco reconvened in regular session at the Office of the Authority, 1815 Egbert Street in the City of San Francisco at 12:00 Noon, Thursday, February 24, 1977.

1. ROLL CALL:

Meeting called to order by the Chairman.

Roll Call found the following members to be:

PRESENT:	Ms. Jim Jones, Chairman
	Ms. Cleo Wallace, Vice Chairman
	Dr. Amancio Ergina, Commissioner
	Ms. Joan Byrnes, Commissioner
	Mr. Martin Helpman, Commissioner
	Rev. Dr. A. C. Ubalde, Jr., Commissioner
	Mr. George Patton Colbert, Commissioner

Chairman declared a quorum present.

ALSO PRESENT:	Mr. Walter L. Scott, II, Secretary/ Executive Director
	John E. Sullivan, Counsel

10. ADJOURNMENT:

Commissioner Ubalde moved the meeting be adjourned. Commissioner Wallace seconded. Chairman declared the meeting adjourned at 12:05 p.m.

Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS

MAR 7 1977

RECEIVED
CITY CLERK'S OFFICE

Reconvened Annual Meeting Held:
Thursday, February 24, 1977
11:50 A.M.

1815 Egbert Street
San Francisco, California

The Thirty-Eighth Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco was reconvened in the Office of the Authority at 1815 Egbert Street in the City of San Francisco, at 11:50 A.M., Thursday, February 24, 1977.

1. ROLL CALL:

Meeting called to order by Acting Chairman.

Roll Call found the following members to be:

PRESENT:	Ms. Joan Byrnes, Vice Chairman
	Dr. Amancio Ergina, Commissioner
	Ms. Cleo Wallace, Commissioner
	Mr. Martin Helpman, Commissioner
	Rev. Jim Jones, Commissioner
	Rev. Dr. A. C. Ubalde, Jr., Commissioner
	Mr. George Patton Colbert, Commissioner

Acting Chairman declared a quorum present.

ALSO PRESENT:	Mr. Walter L. Scott, II, Secretary/ Executive Director
	John E. Sullivan, Counsel

Acting Chairman announced the Annual Reports of the Commission Committees were presented and accepted at the regularly scheduled annual meeting of May 27, 1976.

2. ELECTION OF OFFICERS:

The Acting Chairman announced the next order of business was the election of officers for the balance of the year (May 26, 1977) and that nominations for the office of Chairman were in order. Acting Chairman removed herself from the chair and moved to nominate Commissioner Jones for the Office of Chairman. Commissioner Ubalde seconded the motion. Nominations were closed and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Joan Byrnes	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Cleo Wallace	ABSTAIN:	Rev. Jim Jones
	Mr. Martin Helpman		
	Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Secretary was instructed to cast the ballot for the election of Commissioner Jim Jones to the Office of Chairman.

Acting Chairman announced the next order of business was the election of a Vice Chairman for the balance of the year (May 26, 1977) and that nominations for the office of Vice Chairman were now in order.

MEMORANDUM

TO : THE PRESIDENT

FROM : THE SECRETARY OF DEFENSE

SUBJECT: [Illegible]

DATE: [Illegible]

REF: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

5. [Illegible]

6. [Illegible]

7. [Illegible]

8. [Illegible]

9. [Illegible]

10. [Illegible]

11. [Illegible]

12. [Illegible]

13. [Illegible]

14. [Illegible]

15. [Illegible]

16. [Illegible]

17. [Illegible]

18. [Illegible]

19. [Illegible]

20. [Illegible]

21. [Illegible]

22. [Illegible]

23. [Illegible]

24. [Illegible]

25. [Illegible]

26. [Illegible]

27. [Illegible]

28. [Illegible]

29. [Illegible]

30. [Illegible]

31. [Illegible]

32. [Illegible]

33. [Illegible]

34. [Illegible]

35. [Illegible]

36. [Illegible]

37. [Illegible]

38. [Illegible]

39. [Illegible]

Commissioner Ubalde moved that Commissioner Wallace be nominated for the office of Vice Chairman. Commissioner Helpman seconded the motion. Nominations were closed and upon Roll Call the "AYES" and "NAYS" were:

AYES: Rev. Jim Jones
Dr. Amancio Ergina
Ms. Joan Byrnes
Mr. Martin Helpman
Rev. Dr. A. C. Ubalde, Jr.
Mr. George Patton Colbert

NAYS: None

ABSTAIN: Ms. Cleo Wallace

Secretary was instructed to cast the ballot for the election of Commissioner Cleo Wallace to the Office of Vice Chairman.

Commissioner Byrnes handed the gavel to Chairman Jones and congratulated the Commissioner upon his election of Chairman. The Chairman assumed the chair and stated, for the record, that a great deal of "magnanimity" had been shown by Commissioner Byrnes and particularly Commissioner Ubalde who had "brought a sense of unity which will enable us to go forward with a new consciousness to serve the public".

Both newly-elected officers received applause from members of the audience.

3. ADJOURNMENT:

Chairman declared the meeting adjourned at 12:00 P.M.

Chairman

ATTEST:

Secretary

~~HOUSING~~ HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 10, 1977

Minutes

1111 Buchanan Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the Public Housing Tenants Association, 1111 Buchanan Street, San Francisco, California at 10:00 A.M., Thursday, March 10, 1977.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT:

Rev. Jim Jones, Chairman
Ms. Cleo F. Wallace, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Dr. A. C. Ubalde, Jr., Commissioner

Chairman declared a quorum present. Secretary announced that Commissioner Colbert had a court appearance and would arrive shortly.

ALSO PRESENT:

Mr. Walter L. Scott, II, Secretary/
Executive Director
Bryan Foster, Acting Counsel

2. VISITORS:

Secretary acknowledged and welcomed the large number of visitors present.

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the agenda be the agenda of the day. Commissioner Ubalde seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the Regular Meeting of February 24, 1977, as distributed, be approved, pending corrections on Page 5, Paragraph 6, Line 1, which should read "...Commissioner Ergina asked Mr. Scott...", and Paragraph 7, Line 1, which should read "...Commissioner Ergina asked...". Commissioner Ubalde seconded. Unanimously carried.

Commissioner Ubalde moved the Minutes of the reconvened Annual Meeting of February 24, 1977, as distributed, be approved. Commissioner Wallace seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NATIONAL HOUSING CONFERENCE - WASHINGTON, D.C., March 5-8, 1977

Secretary stated five Commissioners, the Executive Director, and Director of Housing Operations attended the National Housing Conference in Washington, D. C., March 5-8, 1977.

Commissioner Ubalde stated that it was a privilege for him to attend the National Housing Conference, that basically, the Conference dealt with Secretary Harris' concerns regarding housing needs. Commissioner Ubalde stated that among housing professionals and career HUD officials, there seems to be a new-found optimism regarding the leadership of Secretary Harris, whom the President of NHC had referred to as "a whole new breed". Commissioner Ubalde referenced the Commissioners' visits with California Congressmen and Senators in Washington, and stated that even they are hoping to secure additional funding for public housing programs, above the amount indicated in the Carter budget. Commissioner Ubalde, however, pointed out that as a "pragmatic man" he hopes the optimism is realistic and not a "false hope".

Commissioner then presented his observations regarding the National Housing Conference, an organization which he characterized as "quite conservative". The Commissioner referenced jokes which had been made by members of NHC as "sexist and racist", and stated that the organization appears to have "visions which are quite narrow" in that only the national housing scene is emphasized and no attention is given to a "global consciousness" which could be of help to housing concerns in the United States. Commissioner Ubalde stated that because of the optimism in the Capitol regarding the new HUD leadership, "pershaps the real problems are being neglected."

Commissioner Ubalde then stated he had been pleased by NAHRO's responses at the Conference, an organization which he feels appears to be "more progressive", that he appreciated the fellowship among his fellow Commissioners, the Executive Director, and the Director of Housing Operations, and finally, that he hopes he will be able to become an active participant in NAHRO, as "that is where we can move faster". Commissioner Ubalde thanked the Chairman for the opportunity to share his observations.

Commissioner Wallace stated she had met with Secretary Harris a month ago, and agreed with Commissioner Ubalde that there is a positive feeling among housing officials regarding the Secretary's leadership, and that the Secretary had "changed" since last month's meeting. Commissioner Wallace referenced several of the meetings which she had attended and noted presentations which emphasized that housing, education and health care are rights of all citizens, that the new Administration would work to reduce paper work involved in housing programs, cease referring to housing programs by numbers, which is confusing to everyone, and finally, develop long range housing programs rather than one and two year programs. Commissioner Wallace stated the Commissioners had thanked Congressman Phillip Burton for his efforts on behalf of the Housing Authority regarding Inchon Village.

Commissioner Wallace enjoyed her meeting with Mr. Chester McGuire, a key Assistant to Secretary Harris in "a decision-making capacity", in that Mr. McGuire is from the Bay Area and is aware of the local housing problems and will be of more assistance to San Francisco than would be someone from the East Coast.

Commissioner Ergina stated that as a man of basic religious schooling, he had found some of the secular jokes "refreshing", that the conference had, once again, pointed out the need for suitable housing for all Americans, and that in the year of 1977, in conjunction with the Year of of Serpent, the leadership of Secretary Harris hopefully, will bring a new Direction to housing programs in America.

Commissioner Jones stated he agreed with Commissioner Ubalde's observations regarding the NHC organization, that Secretary Harris seems to be placing a "great deal of emphasis on the Section 8 program" and that

several delegates to the conference had stated that "housing people need to organize themselves, they cannot expect to get decent housing and health care at the same time". Commissioner Jones stated that some delegates had "the audacity" to reference the American Medical Association as well-organized, and that in view of the funding the AMA "has always had", Commissioner Jones thought the idea of expecting housing interests to be able to do the same, with such limited funding, was "staggering".

Secretary stated that from a professional point of view, the pessimism of 1973 has been replaced with "guarded optimism" for 1977. In addition to the NHC sessions, Secretary had attended the NHC Legislative Policy Committee meetings and meetings of Executive Directors of Housing Authorities and Redevelopment Agencies. In all sessions, Secretary found more optimism than in the past, and stated that both NAHRO and the NHC support the Carter/Harris budget, and that housing professionals feel that with the right political "push" from the citizens throughout the country, the funding which the Carter /Harris budget is requesting can be obtained, and possibly increased.

Secretary stressed the need to begin a letter-writing campaign, that Congressmen had indicated they need to hear from "people back home". Chairman Jones reaffirmed the Secretary's statements and urged members of the audience to write to their Congressmen and let them know they are in full support of the proposed housing budgets.

Secretary continued his report by referencing the new Senate Bill No. 1 which is now a "Jobs for Youth" Bill, as opposed to the previously introduced Senate Bill No. 1 which the Secretary referred to as "harmful to all minorities". Secretary stated that Commission should be on record as supporting the New SBI which will provide jobs for low-income young people. Chairman concurred with Secretary's comments, and stated that the previous bill had been an attempt by "liberals" to "get police state methods into a new Bill", as the previous Bill had been "an atrocity on the American ideal of democracy". Both Commissioners Wallace and Ubalde voiced their support of the new Senate Bill No. 1, and Staff was directed to follow with additional information regarding the bill as soon as it is available. Commissioner Ubalde concluded the discussion by stating that creating public service jobs costs \$8-9,000 whereas creating public works positions costs \$15-16,000, and that this would be an additional item to be considered in reference to supporting Senate Bill 1.

7. REPORT OF COUNSEL:

Acting Counsel Bryan Foster stated there are no further developments concerning the International Hotel situation in that the matter is still in the hands of the Courts. His office has been concerned with routine matters since the last Commission Meeting.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary stated there are two resolutions concerning the Target Projects Program Revised Part B Application before the Commission for consideration. 1) Resolution affirming the San Francisco Housing Authority's Approval and Program Support of Revised Part B Target Projects Program Application for the Candidate Project Areas as Funded by the Department of Housing and Urban Development, and 2) Resolution affirming the San Francisco Housing Authority's Approval and Program Support of Revised Target Projects Program Modernization Program Application as Proposed for Funding to the Department of Housing and Urban Development.

For the record, each Commission folder contained the following report regarding the Target Projects Program:

"BACKGROUND

In 1974, then HUD Assistant Secretary for Housing Management,

H.R. Crawford, created and launched the Target Projects Program (TPP) nationwide. The TPP represents a new concept in public housing revitalization that considers both the social and physical upgrading of existing public housing developments and differs significantly from the original public housing modernization programs.

Under TPP, as Mr. Crawford conceived it, HUD selects the projects in its area of operations that are most in need of repair and are experiencing the most management difficulty as the "Target" project(s). HUD then infuses significant sums of money into those projects to accomplish such goals as management improvement, increased resident services and comprehensive physical rehabilitation. The program covers a two-year period following a management -by-objectives approach. At the end of the two-year life of the TPP, the project(s) assisted is to require no further special funding of any kind for a minimum of two years. The less than complete physical modernization permitted under previous modernization programs is not permitted by HUD in reference to TPP.

The overall goal of TPP is to establish public housing as a viable entity once again and to insure that the projects affected by the program provide the best possible housing for their residents.

In San Francisco, the five Hunters Point-Bayview developments (Hunters Point A, Hunters Point B, Harbor Slope, Hunters View and Alice Griffith Garden Homes) were selected as the target projects and an initial "Part A" application was submitted to HUD by the Authority on December 31, 1974. This initial application did not commit HUD to provide financing for the modernization portion of the program.

The first increment of available modernization funding from HUD, as indicated in July 1975, amounted to only 25% of the funds needed and requested. Since the amount was totally inadequate to achieve the goal of the program, the Authority, with Commissioners, Staff and tenant leaders in a joint effort, sought additional funding directly from the Secretary of HUD. This effort produced a commitment of additional monies that totalled 82% of the original funds requested.

The TPP, as subsequently approved by HUD, began in San Francisco on May 1, 1976. Since that time, it has become necessary to seek approval from HUD for revisions to the "Part B" application, which is the detailed work program and which was previously adopted by the Commission on June 24, 1976. Revisions are proposed in both the software or service element and in the hardware or TPP modernization program.

REVISIONS TO THE SOFTWARE ELEMENT

The revisions proposed for the software element are minor, as enumerated below.

The amount of \$25,000 has been allocated for the use of and activities of the Resident Advisory Council. Council members are budgeted to receive a stipend of \$15 per Council meeting not to exceed \$30 per month.

Part B, in its software element, specifies a target number of residents to be employed by the San Francisco Housing Authority. The proposed revision increases that from 42 to 51.

The software budget, which totals \$1,155,000, originally contained funds earmarked for rodent extermination service.

That section has been removed from the software and will become each contractor's responsibility in the modernization portion, as contracts are awarded for the work.

The contract for funding for the firm of Dukes and Dukes Associates is now placed in the software portion of the Part B application. Dukes and Dukes have handled a resident needs survey and a unit condition survey in the TPP area employing residents to actually do the surveying. Dukes and Dukes have also supplied the Housing Authority with studies and material related to the tenant management concept and recommended to the Authority a rehabilitation/rehousing schedule.

Funding for security, originally in both the hardware and software sections, is now exclusively in the hardware section.

THE SECURITY PORTION

The Target Projects Program calls for an in-depth security program for the five projects involved. Such a program will include roving foot patrols as well as Housing Authority police surveillance in a motorized unit.

On Thursday, February 17, 1977, a meeting was held with several representatives of private security companies. All had at one time expressed an interest in being involved or providing the security coverage for the TPP area. However, after exploring many possibilities, the decision to handle all security on an in-house basis was made based upon the following factors:

1. The Dukes and Dukes needs survey revealed that 56% of all tenants surveyed desire to have the security handled under the direct supervision of the Authority Police Department;
2. Economics - as a force account effort, we are able to completely eliminate the "profit" factor, which a private contractor must consider;
3. There is presently a shortage of TPP funds needed to accommodate addressed goals; since we already have a Police Department, that will act in the supervisory capacity, we feel we can have better control and accomplish more; and
4. We have a better assurance of offering available jobs to legal residents of the TPP area.

The above explanation was offered at the meeting of February 17th; however, representatives expressed strong opposition to our plan of doing the job in-house. The contention was that a private firm could do it cheaper; they know the problems of "the Hill"; that they could provide the same security that the Authority proposes at a much cheaper cost and further, they are experts in the field of security and could also accomplish the goal of tenant employment by hiring guards from the community.

In our effort to proceed on an in-house basis, the security guard jobs were posted for a two-week period. The posting closed on February 15th. Staff is now in the process of determining how many of the applicants are legal residents of the TPP area prior to conducting the interviews.

REVISIONS PROPOSED FOR THE MODERNIZATION PORTION OF THE PROGRAM

Significant revisions are proposed to be made to this segment of the Target Projects Program. Over six months of intensive

research by Staff and consultants in conjunction with close tenant participation has produced a need for change in concept, scope and response to tenant needs not wholly considered when the program was initially launched.

Since July of 1976, the Authority consultants have been working with the various tenant groups to ascertain their concerns with respect to the physical environment in which they reside. The consultants' approach and responsibility were to develop as comprehensive as possible preliminary physical solutions to the problems and concerns expressed by the tenants.

Items desired by the residents include individual water heaters and furnaces and a generally improved exterior appearance of the buildings. These items were not originally budgeted in the TPP.

Related Authority operational and managerial concerns were also included in the proposed solutions developed by the consultants. The major items included are reconstruction of most three-story buildings in lieu of mass demolition and total upgrading of all deteriorated site utilities.

As this study process progressed, the overall solutions, as envisioned by the Consultants and Authority staff, could not become a reality in toto at each individual project development within the approved budget limits.

The Authority is encountering an additional cost due to utilizing a conversion approach to the three-story buildings in the TPP area rather than by demolishing units originally contemplated. The conversion approach is favored because bedroom breakdown will be more in line with the needs of the area, and problem-ridden three-story buildings in the TPP area are converted to two-story townhouses. A townhouse is seen as more effective living quarters for the residents and for improved maintenance and management. Each resident will have an individual yard and private entrance. The most difficult management and security problems in the TPP area in the past have involved three-story buildings. The previously planned patterned demolition approach would have permitted the continued maintenance and management of certain three-story buildings. The conversion approach also permits a project cohesiveness to be retained and does not allow for large uncontrolled, hard to supervise, open spaces.

The utility systems in the TPP area are worn out and require major overhaul. Since the systems must be replaced anyhow, conversion from wholesale service to retail is in keeping with new HUD policy.

Under the original concept of public housing, the only federal subsidy received by a local authority applied only to the repayment of debt service. All operating expenses were to be from rents. There was a strong advantage to design projects so that operating costs were as low as possible so that rents could be as low as possible, benefiting the residents. That is why wholesale master meter-utility arrangements were installed in most public housing developments, including four of the five projects in the TPP area. In recent years, particularly as a result of Federal law changes (Brooke amendments), wherein tenants pay no more than 25% of their adjusted income for rent, regardless of dwelling cost, the federal government provides operating subsidy in addition to debt service. Tenants would not pay more if utilities were individually metered. Therefore, local housing authorities should get out of the

utility business and revise the utility system so that residents deal directly with the utility companies as privately-owned apartment dwellers do.

Because of the great amount of study undertaken during this period by staff, consultants and residents and the potential of achieving a far superior end result in each area, staff decided to present to HUD the "schematic" solutions developed by the consultants.

Mr. James Price, Area Director of HUD, agreed that this more comprehensive presentation should be developed further. Mr. Price recognized as well that the more extensive program could not all be completed with the existing approved funding. In his letter of February 7, 1977, he advised the Authority not to reconsider a less comprehensive treatment of the project areas, but to consider alternatives such as phasing one or more projects within the program area. As Mr. Price stated:

'...if funds are currently insufficient to complete the comprehensive modernization, the Authority should reduce the number of units it intends to treat rather than significantly reduce the extent of treatment on a given unit. In addition, since current HUD regulations do not permit the allocation of comprehensive modernization funds to units which have been provided comprehensive modernization within a prior ten year period of time, the undertaking of a program of partial treatment on a given unit at this time would eliminate opportunities for funding of a future comprehensive phase on that unit for a period of ten years.'

The members of the Commission were briefed on the proposed program as presented to Mr. Price. It is staff's opinion, based on Mr. Price's statements above, plus his further comment as follows,

...'Assuming that substantial progress is made, we will give strong consideration to future phases of Modernization at Hunters Point as funds become available.'

that additional funding will subsequently be approved by HUD to complete the entire program area.

Staff's opinion that additional funds will be available to complete the TPP program is also based on the fact that Congress has, in the 1976 Housing Act and accompanying appropriations, allotted what will be approximately \$500 million for public housing modernization nationwide.

Presently, however, the program time period is in force and a viable alternative must be chosen. The construction schedule must be met to complete work within the program time constraints of the two-year period.

Accordingly, Staff has prepared a revised submission for presentation to HUD for their approval. Contained therein are details and budget estimates to fully accomplish the objectives desired for three of the five projects within the TPP area. This will entail preparation of final construction documents, advertising bids, awarding contracts and execution of the work.

In addition, it is proposed that the architectural consultants for the remaining, or "second phase" projects develop the construction documents to the bid stage, so that no delays will occur when additional funding is available.

The projects recommended to proceed with immediately are Hunters Point, CAL 1-17A, East and West sectors; Hunters Point, CAL 1-17B and Harbor Slope, CAL 1-9. The initial total of units involved

is 642. The planned completed total, including reconstruction of the three story buildings will be 471 units.

Staff recommends treating Hunters Point A, Hunters Point B and Harbor Slope projects from the initial funding phases because of their proximate location and dependency on one another. These projects are also located contiguous to a number of Section 236 developments and hence effect the revitalization of the entire Hill. Treating these three projects together would fulfill the TPP concept in a concentrated visible area.

The continuation of design work is proposed for Hunters View, CAL 1-18(3) and for Alice Griffith Garden Homes, CAL 1-18(4).

RECOMMENDATIONS:

Staff recommends the passage of two resolutions. The first resolution, reaffirms the San Francisco Housing Authority's approval and program support of the Part B Application with its software revisions.

The second resolution affirms approval and program support of the TPP/Modernization effort encompassing the phased approach to comprehensive rehabilitation."

Prior to discussion, Secretary requested the Chair recognize Mr. Kenneth McGuire of the Hunters Point Minority Security Association who had requested to speak on the issue of the Hunters Point security program, via a letter addressed to the Commissioners.

Mr. McGuire addressed the Commission and read the letter which he had submitted requesting to speak. Mr. McGuire stated his Association is prepared to assist the Housing Authority Commission in providing security for the Target Projects Program area, that his group had prepared a proposal which meets the needs of the program, and that his Association would like to meet with members of the Commission and the Executive Director to review the proposal. Mr. McGuire stated his Association is prepared to provide the necessary security coverage for the area during the training program of new security guards.

Mrs. Harriette Williams, attorney for the TPP Resident Advisory Council addressed the Commission and stated that the passing of the resolution approving Revised Part B, TPP Application was premature, as she felt that she had not had sufficient time nor information to "react to the Application". Mrs. Williams asked that the Commission take no final action until she had a chance to study the entire package.

Mr. McGuire then asked when he could expect an answer regarding his proposal. Commissioner Ubalde responded by declaring that Mr. McGuire's letter and the Resolution concerning TPP Part B Application are before the Commissioners. If Part B is approved, Mr. McGuire's plan will not be part of the resolution and perhaps that is the answer Mr. McGuire is requesting. Mr. McGuire reiterated that his Association is prepared to assist in the security of the TPP area and he stated there are certain elements to be taken into consideration. He cited as an example "armed guards". He stated that to arm a security officer includes two months training by certified personnel. His association is prepared to provide armed guards while providing training.

Commissioner Wallace questioned Mr. McGuire as to when the Association was formed. Mr. McGuire answered that the Association was formed less than a week ago, and is comprised of Cal-State Patrol, O N B Security Service and K & B Security Guard Service. Mr. McGuire further stated that the three companies decided to pool their resources and attempt to "give proper coverage" of security services in the Hunters Point area.

Mr. McGuire stated it would be advantageous to meet with the Commission without interruption to give a more complete outline of the Association's proposal.

Chairman requested that Mr. McGuire confine his remarks to an additional five minutes. After some additional discussion, Chairman emphatically declared that this Commission would not be "pushed" into accepting this proposal on security. Chairman Jones then asked Mr. McGuire if he were the one who called Chairman Jones' office regarding security and who had threatened the Commissioner with the words "you'd better..... or else." Mr. McGuire denied that he was the one making the telephone calls.

Commissioner Wallace stated that there is more than just security involved in the Part B revisions and suggested that perhaps the Personnel Committee of the Commission could meet with Mr. McGuire to discuss his proposal further. Ms. Williams concurred with the Commissioner's remarks in that the Resident Advisory Council would like to have more time to review the entire package. Mr. McGuire stated that the primary concern of Commissioners should be the security of the residents in the area.

Commissioner Ergina asked if there was a time constraint on passage of Part B Application Resolutions. Secretary responded that the Department of Housing and Urban Development asked that the Revised Part B Application be submitted by March 1 and that the Housing Authority is three months behind now. Mr. Scott mentioned that all revisions made in the Part B Application had been discussed in detail with the Advisory Council members and the Commissioners in briefing sessions held on January 24. With another delay the computers in Washington would show the Housing Authority three to six months behind in the TPP Program. Secretary urged passage of the two resolutions in order to begin work by March 28, 1977 on the thirty units in Hunters Point A West.

Commissioner Wallace asked when the Advisory Council was briefed on the Revisions to the Part B Application. Secretary responded that the Council members had received the material on Monday, March 7 and Staff had briefed the members for six hours on that date.

Commissioner Wallace then asked Mr. John Epler of HUD about the time limits for submission of the Part B Application. Mr. Epler stated that he has been working with the Housing Authority staff in the preparation of the Part B Application revisions, which HUD has reviewed in draft form, and is trying to submit the revisions to Washington by March 14, for final approval. Mr. Epler further explained that there is a strong possibility that the Housing Authority will not be able to implement the Part B revisions until July 1, 1977 if it does not adhere to the time schedule, and indicated that the Housing Authority will have problems for future funding, should the application be submitted too late.

Commissioner Wallace requested the Controller to clarify the Housing Authority's position regarding additional funding. Mr. Cavanaugh emphasized that future housing programs in San Francisco will depend on more money. Mr. Cavanaugh stated that one of the problems is that the Housing Authority has a poor reputation of not "moving the money" allocated over the last six years, particularly for modernization programs.

Discussions continued regarding the urgency of submitting the application on time to insure future allotments for housing programs in San Francisco. Mr. Epler stated that with previous delays, the Housing Authority now has just one year to complete a two-year program, another fact to be considered.

Commissioner Wallace stated that while she is aware of the time constraints, she knows of many concerns which have been expressed to her by the Resident Advisory Council regarding various aspects of the proposed revisions. Secretary stated the Commission should hear from the President of the Advisory Council, Ms. Frances Williams. Ms. Frances Williams stated the Council would like to review the application and have its comments ready "in the next five business days".

Commissioner Colbert entered the meeting.

Commissioner Ergina stated he is well aware of the urgency involved, and moved to adopt the "first" Resolution. Commissioner Byrnes seconded. The matter was again put out for discussion.

Secretary stated the first Resolution deals with the Software portion of the program, the second deals with the Hardware portion, which includes the security package. In response to questions by Commissioner Jones, as prompted by a member of the audience who questioned the rodent control program, Secretary stated that the rodent control program, mentioned in the Software portion of the program, is one which has been used for some time by the Housing Authority, and has been approved by the S. F. Department of Health.

Ms. Evelyn Darnes, Vice President of PHTA and a member of the TPP Resident Advisory Council, urged the Commission to give the Council more time to review the revisions. Secretary stated: "Let me remind the Commissioners that from the onset of the Program, you have asked that there be status reports at each and every Commission meeting. Staff has not failed to give you a report on the concerns of the residents at each Commission meeting....all of us, the residents, and Commissioners and Staff have had ample time for input. Staff is again urging passage of these resolutions, because of the time constraints". Ms. Dorothy Wells, TPP Resident Advisory Council, joined Mr. Scott in urging that "it is high time to get those units started before the money runs out".

General discussion continued. Commissioner Wallace suggested that the Commission hold a special meeting on Monday, March 14, to allow the council additional time to review the package, and at which meeting, the final vote would be taken.

For a point of order, Commissioner Byrnes moved to table the earlier motion, i.e., adoption of "the first resolution". Commissioner Colbert seconded.

Commissioner Wallace moved the Commission meet in Special Session to vote on the Part B application on Monday, March 14, 1977 at 10:00 a.m. Commissioner Colbert seconded. Unanimously carried.

Chairman stated he had several questions about "the second Resolution", and if the questions could not be answered, then he "would come in with a negative vote on part two".

The Commissioners and Mr. McGuire then discussed his request to meet before the Personnel Committee of the Commission. Chairman stated the Personnel Committee of the Commission, the Chairman, the Executive Director and counsel for the Advisory Council would meet with members of Mr. McGuire's Hunters Point Minority Security Association at 9:00 A.M., Monday, March 14, 1977.

9. NEW BUSINESS:

Secretary acknowledged Ms. Betty Joe Davis, Advisory Council Sargeant of Arms who made the following presentation.

"Chairman Jones, Commissioners, Staff and Tenants --

It is a great pleasure to be here today to honor, Mrs. Cleo Wallace, a woman of much stamina and integrity, who is our tenant Commissioner who has been recently elected Vice-Chairman of the San Francisco Housing Authority Board of Commissioners.

Mrs. Wallace has been actively involved with the Public Housing Tenants Association for the past ten years, and was elected president of the Citizens Improvement Association of

the Potrero Hill Public Housing Organization. She serves on the E.O.C. and is the Vice President of the National Tenants Organization.

Cleo Wallace is that single Commissioner who is a tenant, whom we are giving special thanks for her empathic understanding. To this dear lady, Ralph Waldo Emerson's quotation comes to mind:

'What you do, speaks so loud, I can't hear what you say.' She portrays the kind of productive love to all public housing residents, through the vehicles of care, responsibility, respect and knowledge, we know that being interested makes one interesting so we salute you today, Commissioner Wallace. We hope with great expectation that in the future all concerned will earn such praise and respect from the tenants in which they are elected to represent. Thank you.

Written by Paula Young, Community
Services Representative

Narrated by Betty Joe Davis, Advisory
Council Sargeant of Arms

Presentation of Roses - Evelyn Darnes
Advisory Council Parliamentarian"

Commissioner Wallace was presented with a bouquet of roses. The Commissioner stated she hardly had the words to express her feelings at the moment, and that she hoped her knowledge and leadership is somehow an indication of her concern and willingness to work for and with the tenants. The Commissioner stated that as she sees it, "the struggle is greater today than yesterday". She stated that she hopes her actions in working with the tenants are looked upon with favor by the tenants, the Commissioners and officials of the City and County of San Francisco, and more importantly, herself. Commissioner Wallace stated that she knows that sometimes her actions are not understood, but that everyone knows she has a deep commitment. In conclusion, the Commissioner stated: "I feel so little compared to what you do for me. Thank you. Thank you very much." Ms. Evelyn Darnes stated: "We will always love you, no matter what."

The audience responded with warm applause for the Commissioner. Commissioner Ergina moved the text of the presentation be made part of the Minutes. Commissioner Colbert seconded. Unanimously carried.

One of the tenant visitors, Mrs. Walton, announced that the Department of Health, Education and Welfare will be holding a meeting at the Board of Education's Nourse Auditorium, 275 Hayes Street on March 18 from 9:00 A.M. - 8:00 P.M. to help people with problems concerning their living conditions, their children and health care.

10. ADJOURNMENT:

Chairman declared the meeting be adjourned at 11:40 a.m.

Chairman

ATTEST:

Secretary

March 10, 1977

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Special Meeting Held:
Monday, March 14, 1977

1815 Egbert Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Special Session at the Office of the Authority, 1815 Egbert Street, San Francisco, California at 10:00 A.M., Monday, March 14, 1977.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT:	Rev. Jim Jones, Chairman
	Ms. Cleo Wallace, Vice Chairman
	Dr. Amancio Ergina, Commissioner
	Ms. Joan Byrnes, Commissioner
	Mr. Martin Helpman, Commissioner
	Rev. Dr. A. C. Uhalde, Jr., Commissioner
	Mr. George Patton Colbert, Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II
Secretary/Executive Director

2. VISITORS:

Secretary acknowledged and welcomed the large number of visitors present.

3. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM:

Secretary stated he had just been handed a letter by Mr. John Epler which relates to the Target Projects Program and asked that it be read into the record:

" March 11, 1977

Honorable George R. Moscone
Mayor, City and County of San Francisco
City Hall
San Francisco, California 94102

Dear Mayor Moscone:

Subject: Allocation of Section 8 Funds for Inchon Village

We are pleased to advise you that we have established a "set-aside" of Section 8 Substantial Rehabilitation funds to provide rental assistance for the Housing Authority's acquisition of the 100-unit Inchon Village project currently owned by the Department of the Navy. This special set-aside of Section 8 funds, is being made to assist the Department of the Navy and the Housing Authority in the transfer of the property and ultimate use as a housing resource for low and moderate income families of the community.

Since the funds are set aside specifically for the San Francisco Housing Authority's acquisition of the Naval housing, they will not affect the City's "fair share" of Section 8 housing funds. These funds will therefore reduce the total "demand" identified by our office and discussed with you during our meeting last month.

We have invited the Housing Authority to submit a Preliminary Application for the Inchon Village set-aside within 45 days (see attached letter). In our discussions with the Housing Authority on a draft preliminary application which was submitted previously, the use of Community Development Block Grant Funds was discussed as a potential source of funding in order to accomplish the initial rehabilitation of the units. We understand that the allocation of CDBG funds by the City for this purpose is still a subject of negotiation with the Housing Authority. We expect that the method of financing both the acquisition and rehabilitation of these units will be resolved in the immediate future.

Again, we are pleased that we have been able to assist in the retention of Inchon Village for low income housing in San Francisco. We look forward to working with both the City and Housing Authority in the rehabilitation and occupancy of these units.

Sincerely,

/s/ James H. Price, Area Director"

Secretary stated that after "many months and years", the letter represents a culmination of constant work and several trips to Washington on the part of Commissioners, Staff and residents. The audience reacted with applause upon learning the contents of the letter.

REVISED PART B APPLICATION:

Secretary introduced the following document into the record:

"Pursuant to Commission direction, staff, Resident Advisory Council and their attorney, along with Commissioner Wallace, met for 7 hours on Friday, March 11, 1977, 12 hours on Saturday, March 12, 1977 and 4 hours on Sunday, March 13, 1977, reviewing the revised Part B Application of the TPP.

As a result of said negotiations, the following items were agreed upon:

- A. The Revised Part B Application will include an introductory statement with the names of the TPP Resident Advisory Council, along with the recognition of their role in helping to implement the total program. Included in the introductory statement will also be copies of the Certificate of Re-Occupancy and the By-Laws of the Resident Advisory Council.
- B. There will be a reordering of priorities of software expenditures in Goal 1, Objective 1.6 (See Narrative) and Goal 4, Objective 4.1, Task 03.
- C. The staff of the Housing Authority will also summarize on a monthly basis the expenditure of both the hardware and software items for the review of the Resident Advisory Council. Said summary will be accompanied by the monthly reporting form and information required by HUD.
- D. A reordering of the priorities of hardware expenditures for CAL 1-18(3), Hunters View and CAL 1-18(4), Alice Griffith, to include a multi-purpose facility for both TPP areas.

The Executive Director of the Housing Authority would like to take this opportunity to thank the residents and their representatives and Commissioner Wallace for their cooperation and interest in working with the staff to prepare this TPP Part B Revision.

Negotiations were long and difficult. However, coming out of these negotiations in the opinion of the Executive Director, was a mutual trust and understanding of each others concerns and desires to get moving with out TPP.

Staff recommends passage of the two Resolutions before the Board today of the Revised Part B Application as agreed upon as stated above."

Discussions which followed concerned both of the Target Projects Program Part B Application Resolutions; therefore, each is being entered into the record at this point for purposes of clarity.

Following Resolution introduced by Commissioner Ergina:

RESOLUTION NO. 2070

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S
APPROVAL AND PROGRAM SUPPORT OF REVISED PART B TARGET PROJECTS
PROGRAM APPLICATION FOR THE CANDIDATE PROJECT AREAS AS FUNDED
BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLUTION NO. 2070
* * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S
APPROVAL AND PROGRAM SUPPORT OF REVISED PART B TARGET PROJECTS
PROGRAM APPLICATION FOR THE CANDIDATE PROJECT AREAS AS FUNDED
BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* * * * *

WHEREAS, on January 9, 1975, the San Francisco Housing Authority passed a resolution affirming its desire to participate in a target projects program for the candidate project areas as designated and funded by the Department of Housing and Urban Development; and

WHEREAS, on April 10, 1975 and June 24, 1976, the San Francisco Housing Authority passed resolutions affirming the Authority's approval and program support of the Target Projects Program Application for the candidate project areas; and

WHEREAS, the proposed revised TPP Plan represents a realistic work program which can actually be carried out as submitted, including full achievement of all Objectives and adherence to the time schedules and budget for TPP funds, as specified in the Plan, barring circumstances which cannot be foreseen at the present time; and that the Authority will make every effort to assure full and timely implementation of the Plan, as finally approved by HUD: and

WHEREAS, in view of certain deficiencies in the manpower available and/or need for staff training for the Target Projects, the proposed TPP plan includes all feasible measure necessary to remedy those deficiencies and assure a more sound and efficient management of the projects; and

WHEREAS, the proposed TPP Plan includes the maximum of feasible measures, within the funding available, to effect such changes in the San Francisco Housing Authority's management policies, procedures and practices as are necessary for the sound and efficient management of the Target Projects; and

WHEREAS, the planned activities in the proposed TPP Plan comply with HUD's criteria for the Target Projects Program, and will effect substantial improvements in the physical and non-physical aspects of the Target Projects; and those activities are consistent with the Authority's other plans and expectations regarding the Target Projects, including other measures to be financed out of existing and proposed funding from sources other than TPP funds such as regular operating subsidies and Modernization funds, so that all activities will constitute a well-coordinated and phased effort for comprehensive improvement of the physical and non-physical aspects of the Target Projects; and

WHEREAS, the proposed revised TPP Plan includes phased activities and funding to satisfy maintenance, and other needs, of the projects which cannot otherwise be satisfied out of the Authority's regular operating funds, it is expected that, upon the completion of the proposed TPP Plan, the projects will be substantially improved in regard to both routine and extraordinary maintenance, and other needs, than would otherwise have been possible within regular operating funds; and

WHEREAS, with respect to those activities included in the proposed TPP Plan which are to be continued after the period specified for completion of the Plan, it will be possible to sustain such activities thereafter without the need for additional special HUD funding, providing a reasonable amount of operating subsidies are available to the Authority; and

WHEREAS, the San Francisco Housing Authority understands that the TPP funds to be used under the revised TPP Plan, as finally approved by HUD, are required to be used only for the purpose specified therein; that those purposes are intended to effect improvements, over and above the present condition and operations of the Target Projects and any other improvements which can reasonably be carried out without the use of such TPP funds; and the San Francisco Housing Authority will therefore maintain at least its present level of support for the project out of funds other than TPP funds, and will make every effort to effect greater economy and efficiency in the use of such other funds; and

WHEREAS, the Target Projects Program funds will be held separate and apart from the San Francisco Housing Authority's regular operating funds, as an augmentation to the operating reserve; and the San Francisco Housing Authority will disburse and use such funds only for the Target Projects Program tasks to be approved by HUD, in strict accordance with funding control procedures to be prescribed by HUD; and

WHEREAS, the San Francisco Housing Authority understands and agrees that, if HUD at any time determines that the San Francisco Housing Authority is not satisfactorily performing its undertakings under the Target Projects Program, then HUD may, in its sole discretion, reduce or terminate further funding for the program; and in such case the remaining TPP funds will be disposed of in one of the following ways, as directed by HUD:

- 1) Retained by the San Francisco Housing Authority for credit to

its regular operating budget, in which case HUD will reduce operating subsidy payments otherwise due the San Francisco Housing Authority by the same amount; or

2) Remitted to HUD to be applied to reduce the debt service contribution to the San Francisco Housing Authority. The San Francisco Housing Authority further agrees to abide by any further reasonable rules and procedures to be prescribed by HUD in regard to such reduction or termination of TPP funds.

WHEREAS, the San Francisco Housing Authority has reviewed the assurances of additional support submitted with its proposed TPP Plan; such assurances are sufficient to substantiate those elements of support from sources other than the San Francisco Housing Authority and HUD which are reflected in the Plan; and the Authority believes that such additional support will actually be provided, as called for by the Plan; and

WHEREAS, the San Francisco Housing Authority has reviewed with local government officials the specifics of the local government's obligations under the Cooperation Agreement to furnish certain services to the Target Projects; the San Francisco Housing Authority is satisfied that the local government will meet all of such obligations; and the San Francisco Housing Authority is further satisfied that the local government will provide any additional support specified in the TPP Plan; and

WHEREAS, the San Francisco Housing Authority believes that the San Francisco municipal or judicial processes will not unreasonably thwart its efforts to enforce the provision of residents' leases; and

WHEREAS, the San Francisco Housing Authority will use its best efforts to involve the residents of the Target Projects Program in the planning, implementation and evaluation of the Program, on the basis of HUD's guidelines; and

WHEREAS, the San Francisco Housing Authority will enforce the provisions of the residents' leases (including, but not limited to, rent collection and prohibition of disruptive conduct) during the TPP period; and

WHEREAS, the San Francisco Housing Authority Commission has adopted a grievance procedure on December 9, 1976, as prescribed by HUD; and

WHEREAS, the San Francisco Housing Authority understands that, pursuant to Section 16(2) of the U.S. Housing Act of 1937, it is required to pay prevailing wage rates to all maintenance laborers and mechanics employed in the administration of the projects, and that this requirement is applicable to any tenants employed by the San Francisco Housing Authority in connection with the implementation of the TPP; and

WHEREAS, the San Francisco Housing Authority understands and will comply with all applicable Civil Rights Laws, Section 3 of the Housing and Urban Development Act of 1968, and HUD regulations and requirements pursuant to these laws; and

WHEREAS, the San Francisco Housing Authority will diligently monitor and evaluate its Target Projects Program, in accordance with procedures to be prescribed by HUD, and will comply with further procedures to be prescribed by HUD for reports and inspections designed to enable HUD to monitor and evaluate the program; and

WHEREAS, the San Francisco Housing Authority understands that HUD will prescribe additional procedures for the Target Projects Program; the Authority will comply with all such procedures considered reasonable; and will make timely and complete submission of all reports required by HUD with regard to TPP activities and funds; and

WHEREAS, the Commission has reviewed the San Francisco Housing Authority's proposed revised TPP Plan for the Candidate Project Area, approves the same, and directs that it be formally submitted for HUD approval; and

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally requests approval of this revised TPP application from the Department of Housing and Urban Development.

II. That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Following Resolution introduced by Commissioner Byrnes:

RESOLUTION NO. 2071
* * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S
APPROVAL AND PROGRAM SUPPORT OF REVISED TARGET PROJECTS
PROGRAM MODERNIZATION PROGRAM APPLICATION AS PROPOSED FOR
FUNDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* * * * *

RESOLUTION NO. 2071
* * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF REVISED TARGET PROJECTS PROGRAM MODERNIZATION PROGRAM APPLICATION AS PROPOSED FOR FUNDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
* * * * *

WHEREAS, on May 8, 1975 and June 24, 1976, the San Francisco Housing Authority passed resolutions affirming the Authority's approval and program support of the target projects program modernization program application as proposed for funding to the Department of Housing and Urban Development; and

WHEREAS, the revised Modernization application represents a more realistic work program which can actually be carried out as submitted in three of the five TPP developments from initial funding, including full achievement of all milestones as specified in the application, barring circumstances which cannot be foreseen at the present time, and that the Authority will make every effort so as to assure full and timely implementation of the application, as finally approved by HUD; and

WHEREAS, HUD has informed this Authority on February 7, 1977, that "the Authority should reduce the number of units it intends to treat rather than significantly reduce the extent of treatment on a given unit"; and

WHEREAS, HUD also stated that "assuming that substantial progress is made, we will give strong consideration to future phases of Modernization at Hunters Point as funds become available; and

WHEREAS, this Authority on January 23, 1975 passed a resolution calling for pattern demolition in the TPP area; and

WHEREAS, it is now seen that conversion of the majority of three story buildings rather than pattern demolition will be more suitable to the needs and desires of the TPP residents; and

WHEREAS, the San Francisco Housing Authority shall comply with all reasonable policies, procedures and requirements, prescribed by HUD for the Modernization Program; and

WHEREAS, the estimated Modernization costs cannot be funded from the current operating funds; and

WHEREAS, the proposed work items meet HUD's criteria for eligible Modernization funding; and

WHEREAS, the San Francisco Housing Authority, to the greatest extent feasible, shall provide training and employment opportunities to tenants of the Target Projects; and

WHEREAS, the San Francisco Housing Authority shall correct, to the greatest extent possible, any management practices which may adversely affect the successful and timely completion of the Modernization work; and

WHEREAS, the Commission has reviewed the San Francisco Housing Authority's proposed revised Target Projects Program Modernization Program Budget, the Modernization Work Program, the Modernization Organization and Staffing Plan, and the Modernization Management Plan, approves the same and directs that it be formally submitted for HUD approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally requests approval of this application from the Department of Housing and Urban Development.

II. That the Housing Authority will proceed to implement the comprehensive rehabilitation called for in the purpose of the TPP in a phased manner and will work with the Department of Housing and Urban Development to insure that a second phase of funding is received to complete comprehensive rehabilitation throughout the TPP area.

BE IT FINALLY RESOLVED:

That should any conflict arise between this Resolution and any other Resolution of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Discussion began by Chairman Jones' statement that five Commissioners had been threatened the night before, that the Commission would not be intimidated by such tactics, and that the Commission would make its decision "irrespective" of such threats. Mr. James Beasley stated the threats were "live" and were being made so that a certain security guard service would be selected to provide service for the Hunters Point TPP area. Secretary stated, for the record and the information of the audience, that included in Staff's recommendation to pass the foregoing Resolutions is a decision that the security portion of the TPP program be handled in-house by the Authority under the direct training and supervision of the Housing Authority Police Department.

Mr. Willie Beasley, K&B Security and the Hunters Point Minority Security Association, was acknowledged by the Chair. Mr. Beasley stated that he had read the report prepared by Dukes and Dukes which indicated that most of the tenants in the TPP area wanted armed guards, and that according to the proposed in-house security plan, the persons hired under the program would not be armed and further, would not be guards, but merely "watchpersons" whose only duties would be to observe and make reports. Mr. Beasley stated the Hunters Point Minority Security Association had jointly prepared a security package more in line with the expressed desires of the residents of the area, but that for some reason, the Housing Authority had not given the group the necessary information and therefore, their package had been prepared on the basis of the Dukes and Dukes report. Mr. Beasley stated the Association had been "rejected" that it had asked that the security package be put out to bid and that the Association was at a loss to understand why the Housing Authority was refusing to do so. Mr. Beasley stated the Authority, by using its in-house proposal, will not be giving the tenants what they have said they want.

Chairman Jones again referred to the threats the Commissioners had received and recognized Mr. James Beasley who stated that "somebody is trying to play on the Commission with their phony threats", that the Commander of the Housing Authority Police Department is "taking over the security guard service", and that the Housing Authority police is "the most corrupt, inefficient service in the whole world". Mr. Beasley urged the Commissioners not to vote on the resolutions today, to let the people decide who they want for the security guard service, and concluded by stating that the TPP Program is being run by people "who want to get on the gravy train".

Chairman Jones again referred to the threats received by the Commissioners and Mr. Beasley responded that he realizes this may be true, that the threats were made to "make you do something you don't want to" but that the Commission should not award the security package to someone the tenants do not want. Mr. Beasley then continued by berating Housing Authority Staff, stating Staff is paid for doing nothing, that Staff should be sent to Hunters Point to determine what the tenants want, and that the direction should come from the tenants, not the Mayor, the Commission or the Commander.

The Chair then recognized Mr. Charlie Walker, who stated the Executive Director is "trying to fix it so that no Black people will participate," that no matter how bad "Beasley and McCoy are, White people are paid to make mistakes. All of a sudden in 1977, we have people sitting on Boards to determine what will happen to Black people." Mr. Walker referenced three minority contractors who, according to Mr. Walker, have been put out of business by not being able to get the money the Redevelopment Agency owes them, and continued to refer to the injustice being done to the Black people "who should have the same opportunity as the White folks to make their mistakes." Mr. Walker concluded by stating that "something needs to be done" and suggested the Executive Director is not the person to work with the Black Community.

Mr. Kenneth McGuire of the Hunters Point Minority Security Association was recognized by the Chair. Mr. McGuire concurred with the comments of Mr. Willie Beasley and stated all the Association is trying to do is react to the information contained in the Dukes and Dukes report regarding the security portion of the Target Projects Program. Mr. McGuire stated it will take two months to train a man to carry a fire arm, but that if the

Commission were to "go with our Association, or any other minority association, you could have guards tomorrow morning." Mr. McGuire urged the Commission to "at least give us the opportunity to prepare a package", one which would contain both public and private input. Mr. McGuire stated that what the Commission is about to do is in conflict with what the tenants have stated they wanted, as indicated in the Dukes and Dukes report.

Chairman Jones stated he had registered a complaint with the Commander of the Housing Authority Police Department, that "anyone would be foolish not to be armed". The Chairman stated the Commission has a problem in that if the budget is not passed quickly, "we will have no funds for anything". The Chairman stated that he had been assured that if the in-house security program does not work, other measures would be considered.

Mr. McGuire continued by stating that if the Commission is concerned with providing security in the TPP area, it will be impossible for the in-house package to provide such services, that the Commission cannot put an unarmed man in a uniform in the area, that such a man would be "no security officer of any good at all".

Secretary stated, for the record, the Authority is under a time constraint, that the two resolutions in question should have been in the Area Office of HUD by February 1, and in Washington by March 1, that the Commission had asked Staff to continue negotiations with the Resident Advisory Council, that such negotiations had taken place on the weekend with Commissioners, Staff and Resident Advisory Council members present, and that members of the Advisory Council now support Staff's recommendation regarding passage of the resolutions, based on the changes which had been agreed upon by both parties. Secretary urged the Commission to adopt the two resolutions and concluded by stating that in the event the security portion of the program, currently agreed upon by both Staff and the Resident Advisory Council, is unsuccessful in supplementing the Crime Prevention Program in the Hunters Point area, then Staff would certainly review that portion again and make further recommendations. Again, Secretary urged the Commission to vote affirmatively on the resolutions.

Ms. Harriette Williams, Attorney for the Resident Advisory Council, stated various parties had met "around the clock" to review the revised Part B application, that she would like to commend the staff in understanding the problems the Council had had, and that, on behalf of the Resident Advisory Council, she would like to join with the Staff in asking the Commission to pass the resolutions so that "we can get on with having the program proceed in Hunters Point". Ms. Williams concluded by stating that the Resident Advisory Council will be monitoring the program very carefully.

Chairman Jones then asked several questions of Ms. Williams regarding the representation of the Resident Advisory Council, stating that there appeared to be some question as to its representation of the entire area, based on the comments of Mr. James Beasley. Ms. Williams responded that the members of the Council had been elected from each of the five TPP areas, pursuant to HUD regulations, each delegate having been sponsored by the residents in her area. The number of members of the Advisory Council is based on the population in each of the five TPP areas. Ms. Williams stated the Council is definitely representative of the Hunters Point area and that, as a matter of information, the incorporation of the Council's By-Laws represents "one of the few milestones" completed under the Target Projects Program.

Secretary stated that following Ms. Williams' statements, the Council has been officially recognized pursuant to HUD regulations, and that the formal installation of the officers and the members of the Council will take place on March 17 at the Whitney Young Community Facility at Noon. Chairman Jones stated he had not meant to impugn the integrity of the Council members.

Mr. James Beasley then stated the Council is made up of "hand-picked, back-biting chicken-livers", that members of the community are never invited to their "secret meetings", that the Council does not speak for the Hunters Point area, that the Council is a "sell-out", and finally, that the Commissioners should ask for each members' address "to find out the truth".

Secretary responded, for the record, that the Authority had been required both morally and by HUD regulations to involve legal residents of the TPP area in the program, to implement the purpose of the program which is to upgrade the social, physical and economic status of legal residents of permanent public housing units in the area. Mr. Beasley stated the Executive Director should supply the addresses of the Council members to the Commission to which Secretary responded that he will do whatever he is directed to do by the Commission.

Commissioner Wallace addressed Mr. Beasley, and, for the record, stated: "I don't live at Hunters Point and neither do you. If I understood what Mr. James Beasley said, he was speaking about the TPP Advisory Council, not me. If you will allow me, I have been to their homes..when you say they don't live there, they do live there. It is unfair to say that they don't." Commissioner Wallace stated that perhaps things could have moved faster if "you guys had been there when they said tear down those units. You weren't there." Commissioner Wallace stated Mr. Beasley's comments were unfair to the ladies who live in Hunters Point, and whose children live in Hunters Point. The Commissioner concluded by stating: "They pay the cost of our being here, they ought to be the ones calling the shots, not you and not I."

Mr. Willie Beasley stated he would like to apologize if he had offended anyone but repeated his conviction that the members of the Council do not live in Hunters Point, and continued by saying that he used to live in Hunters Point, does not now, but that his business is still in Hunters Point, and that he is trying to understand why the security program is going to be put under Commander of the Housing Authority Police, "who does not live in Hunters Point and who is going to retire in nine months". Mr. Beasley indicated the reason Commander will be retiring is to take over the security guard service and that he, Beasley, is bringing these matters up so that people "will know what is going on". Chairman Jones asked to hear from the Commander. Commander stated he has no intention of retiring, and that it is impossible for him to run a security guard service anywhere because he does not have a license to do so.

Ms. Frances Williams, President of the TPP Resident Advisory Council, stated residents from different areas had participated in the Resident Needs Survey, but that "there are no outsiders on the Council". Ms. Williams stated she has lived in Hunters Point since she was twelve years old, that all of the Council's meetings are open, "there are no closed doors", and, finally, that all the members are from the TPP areas.

Mr. Willie Beasley continued by stating he is "hurt and disappointed" at the Commission and the people who are advising the Commission, and that from his experience, "what you are going to do is not going to work", and concluded by asking why the Commission is in such a hurry to spend the money. Chairman stated that HUD had informed the Commissioners at their last meeting that a decision had to be made in order to insure future funding. Mr. Beasley stated that in view of the length of the project, he did not understand why the decision had to be made "on the last day."

Commissioner Ubalde expressed his appreciation to the members of the Resident Advisory Council and its "more than able attorney", to Commissioner Wallace and to the Staff for the "grueling twenty-three hours" which were spent over the weekend reviewing the Revised Part B Application. Commissioner Ubalde stated that when the proposal was first brought to his attention, there were three items which he opposed, he wanted to see the Housing Authority do the job "completely" and no one else, he opposed the "police state mentality that had been recommended earlier", and he had opposed the deletion of the Hunters View and Alice Griffith projects from the Program. Commissioner Ubalde stated that after his conversations

with Legislative representatives in Washington, he was pleased to be able to move in the direction indicated by the Part B Revisions, and concluded by stating he was prepared to vote on the Part B revisions.

Mr. McGuire continued to quote from the Dukes and Dukes proposal which indicated the residents wanted guards to be armed, and urged the Commission not to vote on the Resolutions, but to give the Hunters Point Minority Security Association a chance to make a proposal. Mr. McGuire stated unarmed guard service in Hunters Point would not work.

Mr. Boyd, of the ONB Security Service, addressed the Commission and stated that this morning, the Executive Director had given copies of the Housing Authority's training and orientation package for the security program to representatives of the Hunters Point Minority Security Association. The document indicates that training for security guards will be done pursuant to Section 832 of the Penal Code which is that under which the San Francisco Housing Authority Police Officers are trained. Mr. Boyd stated that this training is not sufficient to train the guards, whether they are armed or unarmed. Mr. Boyd asked that the Commission allow the Security Association to present its proposal.

Commissioner Ubalde called for the question. Commissioner Ergina moved the Resolution Affirming the San Francisco Housing Authority's approval and Program Support of Revised Part B Target Projects Program Application for the Candidate Project Areas as Funded by the Department of Housing and Urban Development (No. 2070) be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Rev. Jim Jones	NAYS:	None
	Ms. Cleo Wallace		
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman thereupon declared said motion carried.

Commissioner Byrnes moved the Resolution Affirming the San Francisco Housing Authority's Approval and Program Support of Revised Target Projects Program Modernization Program Application as Proposed for Funding to the Department of Housing and Urban Development (No. 2071) be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Cleo Wallace	NAYS:	Rev. Jim Jones
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman thereupon declared said motion carried.

Chairman explained his "NAY" on Resolution No. 2071 did not mean an endorsement of any security guard service, but his feelings that unarmed security guards may not be practical in Hunters Point.

10. ADJOURNMENT:

Chairman declared the meeting be adjourned at 11:25 A.M.

Chairman

ATTEST:

Secretary

March 14, 1977

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS

APR 1 1977

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Regular Meeting Held:
Thursday, March 24, 1977

Minutes

1815 Egbert Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 1815 Egbert Street, San Francisco, California at 10:00 A.M., Thursday, March 24, 1977.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT: Rev. Jim W. Jones, Chairman
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Dr. A. C. Ubalde, Jr., Commissioner

EXCUSED: Ms. Cleo F. Wallace, Vice Chairman

Chairman declared a quorum present. Commissioner Ubalde called to Chairman's attention that Commissioner Colbert was not present, but would probably arrive shortly.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/
Executive Director
John E. Sullivan, Counsel

2. VISITORS:

Secretary welcomed and acknowledged the large number of visitors present.

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved the agenda be the agenda of the day. Commissioner Helpman seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the Minutes of the Regular Meeting of March 10, 1977, as distributed, be approved. Commissioner Ubalde seconded. Unanimously carried.

Commissioner Ubalde moved the Minutes of the Special Meeting of March 14, 1977, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

INTERNATIONAL HOTEL - STATUS REPORT

Counsel presented the International Hotel Status Report:

"On March 22, 1977, the Motion by Mr. Vizzard to set the main Eminent Domain action for trial, and to advance the trial date, was heard before Judge Rolph.

Present were Counsel Tom Vizzard, Counsel Daniel Spielberg (Landels Ripley and Diamond), and Counsel John Sullivan. Present for the Four Seas Investment Corporation was Mr. William Bush.

Mr. Bush opposed the Motion on the basis that if the Authority had not made its Motion to Disqualify Judge Arnold, the entire matter would have been heard on February 22, and in all probability, a decision would have been made on the Writ of Mandamus by this time.

Judge Rolph stated that he was somewhat puzzled to have Mr. Vizzard, (Counsel for the main Eminent Domain Action) asking to set a date for the trial immediately, while Mr. Jackson of Landels, Ripley and Diamond (Counsel for the Housing Authority in the Writ proceeding on the Resolution of Necessity) had not only filed an Appeal on the Motion to Disqualify Judge Arnold, but, that Appeal having been denied by the Appellate Court, he, (Counsel Jackson) had also taken the matter to the Supreme Court for re-hearing. A date for the re-hearing by the Supreme Court has not been set.

In the event the Supreme Court agrees with the Appellate Court and Judge Rolph (that Judge Arnold should not be disqualified) then the matter will be assigned to Judge Arnold to proceed on the Writ regarding the Resolution of Necessity."

Counsel stated his office has been concerned with routine matters as well as the International Hotel matter. As matters now stand, the Supreme Court is to decide whether or not to disqualify Judge Arnold from hearing the International Hotel matter. Commissioner Ubalde asked when this decision would take place as "it seems the natives are quite restless". Counsel Sullivan responded that as the "Supreme Court does not ordinarily keep these things very long, it is expected that a decision will be made this month". Chairman further questioned Counsel if there had been any disagreement from the International Hotel tenants. Counsel said no, that there were only four "young people in their 20's" who were present at the March 22 hearing.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

SECTION 8 - STATUS REPORT

Secretary presented to the Commission the Section 8 Existing Housing Assistance Program Status Report:

"BACKGROUND

The Section 8 Housing Assistance Payments Program is a leasing program that differs substantially from the Section 23 leasing program, which it is designed to replace. Income limits are higher and therefore the program serves a broader segment of the lower-income population. The public is informed of the

program through advertisements in the local media. Applications are taken and waiting lists established. After a certain number of applications are received, usually about one-and-a-half times the number of units in the authorized allotment, the application process is closed. Notification is again made through the local media.

The Section 8 Housing Assistance Payments Program for Existing Housing began in San Francisco with the signing of the contract between the San Francisco Housing Authority and the HUD Area Office on December 23, 1975. The Authority received an allotment of 323 units as follows:

- 58 - Studio Apartments
- 60 - 1-Bedroom
- 128 - 2-Bedroom
- 67 - 3-Bedroom
- 10 - 4-Bedroom

After the public was apprised of the program by advertising in the local media..., receipt of applications began on February 17, 1976. Between that date and July 18, 1976, when we formally notified the public of the closing of applications, a total of 2,500 applications were taken, 1,800 for families and 700 for Senior Citizens.

Eligible applicants are briefed...before they are given a Certificate of Family Participation...allowing them to look for housing under the subsidy program. Briefings of eligible applicants began on March 16, 1976 and the first contracts with owners...were signed in early April. Briefing sessions acquaint eligible applicants with the program and what they have to do to obtain subsidized housing. The program was somewhat delayed in April due to the City Employees strike, and most applicants were unable to come in for briefings because of the lack of public transportation. Briefings began again late in May and we have been holding them regularly as certificates become available.

Certificates may only be issued for the number of units under contract. Each certificate is good for a sixty-day period and may be extended up to a total of sixty days if it is determined that the certificate holder will be able to locate housing. During the first sixty-day period the certificate is monitored by the leased housing staff to determine if the certificate holder is making an effort to locate housing. If it is determined that he/she has, the certificate is extended.

The Section 8 Housing Assistance Payments program is a "finders-keepers" program. Each certificate holder seeks out his/her own housing. The program regulations forbid the Housing Authority from directing applicants as to where they should live. Applicants should have freedom to choose housing anywhere within the public Housing Authority's jurisdiction as long as the rent, including utilities, is within the Fair Market Rents for the area... The Fair Market Rents are maximum rents that may be authorized. The regulations state that the Housing Authority should assist anyone asking for assistance as well as normally providing assistance to the handicapped and disabled. To this extent, the San Francisco Housing Authority has sent letters to the Real Estate Board and the Apartment House Managers Association... The October 1976 monthly bulletin of the Real Estate Board carried an article about our Section 8 Program. As a result we have received a number of inquiries from realty firms and apartment house owners. Through this and other personal contacts with property owners, including current owners in our Section 23 program, we have developed a nucleus of owners willing to participate in the program. At each briefing, lists of those

willing to participate in the program are given to the applicants....along with a briefing packet. Through this method, the San Francisco Housing Authority has been instrumental in assisting a large number of applicants in finding private housing in all areas of the City. Applicants may also choose to remain where they are currently living and their rent will be subsidized. However, any unit selected for the program is inspected by the Housing Authority and must meet HUD approved standards and City codes.

Since March 16, 1976 when we began briefings and the issuance of certificates, we have issued approximately 900 certificates. As of Friday, March 18, 1977, we have contracted for 274 units under our original allotment of 323 units. The remaining units to be contracted for are all two and three-bedroom sizes. This means that we are currently unable to serve the Senior Citizens or very large families.

CURRENT STATUS

At the National Leased Housing Association mid-year conference held in January, 1977 in Denver, Colorado, several recommendations were made that one felt would strengthen the Section 8 Program. One recommendation pertains to new construction and substantial rehabilitation. It would provide payment of debt service over the life of the developer's contract if the owner is making a good faith effort to rent his units. Other recommendations relating to the leased housing program were that the life of the Section 23 contract be extended beyond June, 1978, that the Section 23 program be extended indefinitely to run in tandem with Section 8 in order to draw a comparison of the two programs and firmly establish which is a more effective mechanism for housing those of low income.

Since the passage of the Housing and Community Development Act of 1974, Section 8 has been the only program utilized by HUD to provide housing for those of low income. There has been recent funding once again of conventional public housing by the Congress but that funding is very insubstantial when compared to the funds allocated for Section 8. In recent appearances HUD Secretary Patricia Roberts Harris has voiced her support for Section 8.

However, Section 8 has not been without its critics and, in fact, they have been numerous and vocal. These criticisms have been confirmed in a report issued by the General Accounting Office, the auditing arm of Congress, on January 28, 1977. The report is entitled "Major Changes are Needed in the New Leased Housing Program".

Based on the criticisms found in the General Accounting Office report and San Francisco's own experience with the program, Staff of the San Francisco Housing Authority in conjunction with NAHRO and the National Leased Housing Association, has recommended the following changes in the program to make it more effective:

1. Concurrence with the recommendation of the National Leased Housing Association regarding indefinite extension of the Section 23 program until Section 8 is proven fully viable.
2. Section 8 allocations to localities should be based on the locality's Housing Assistance Plan and allocation formulas should be administered uniformly nationwide.

3. Fair Market Rent formulas must be computed in a new manner. so that the Fair Market Rents actually reflect the cost of moderate, decent housing. Fair Market Rents should be assigned separately for the various localities within a Statistical Metropolitan Study Area to account for local differences, i.e., between San Francisco and Oakland, for example.

4. Further incentives should be developed so that more large families may be housed, such as guarantees against damages.

HUD is now reviewing the above recommendations and will respond in about two months.

RECOMMENDATIONS:

In May, 1976, we were invited to complete an application for an additional 177 units and did complete the application at that time. This application will give us additional units as follows:

27 - Studio Apartments
27 - 1-Bedroom
76 - 2-Bedroom
42 - 3-Bedroom
5 - 4-Bedroom

On May 27, 1976, the Commission adopted Resolution No. 2030... approving the San Francisco Housing Authority's application for the 177 units as requested by the Department of Housing and Urban Development and the Mayor of the City and County of San Francisco.

HUD has approved our application for these additional 177 units and Staff now recommends adoption of the accompanying resolution which will amend the Section 8 Annual Contributions Contract with HUD to fund the additional Section 8 units."

Commissioner Ubalde introduced the following Resolution:

RESOLUTION NO. 2072
* * * * *

RESOLUTION APPROVING AMENDMENT NO. 1
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION
* * * * *

RESOLUTION NO. 2072

RESOLUTION APPROVING AMENDMENT NO. 1
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "PHA") entered into a Section 8 Annual Contributions Contract on December 23, 1975, with the United States of America (herein called the "Government"); and

WHEREAS, it is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the amendment to the Annual Contributions Contract is hereby approved and accepted; and

II. That the Chairman or Vice Chairman is hereby authorized and directed to execute three counterparts of the amendment on behalf of the PHA; and

III. That the Secretary is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

IV. That this Resolution shall take effect immediately.

APPROVED AS TO FORM:


John E. Sullivan, Counsel
San Francisco Housing Authority

Date March 24, 1977

Secretary declared that in addition to the Resolution, Commissioners' folders contained a status report on the Section 8 Program as it has existed, as it has been implemented in San Francisco and a brief background on how the Program was initiated. Secretary stated that the Section 8 Housing Assistance Payments Program for Existing Housing began in San Francisco with the signing of the contract between SFHA and HUD on December 23, 1975 for 323 units. The Housing Authority began taking applications on February 17, 1976 and at the end of July, 1976, 2500 applications were received. During the National Leased Housing Conference of January, 1977, criticism directed at the Section 8 Existing Program was made by the General Accounting Office, the auditing arm of Congress. As a result, NAHRO and SFHA Staff made several recommendations, some of which were discussed in Washington at the National Housing Conference. But, for the record, Secretary continued, some recommendations are being made by "housing advocates to approve the Section 8 Program".

Commissioner Ubalde asked Secretary to clarify "housing assistance plan". Secretary explained that under the Housing Act of 1974, Title I, the Housing Assistance Plan serves as a "liaison mechanism" in that each city in the United States receiving block grant funds has to prepare a housing assistance plan to be approved by HUD. The purpose of the request by HUD was to ensure that cities receive a fair share of assisted housing in order to provide safe and sanitary living conditions for low to moderate income families.

Commissioner Ubalde asked Secretary to also define "Fair Market Rent". Secretary explained that under the HUD Section 23 Program, the Housing Authority and the landlord negotiate a contract rent which cannot exceed a certain budgeted amount, or maximum. Under Section 8, the Fair Market Rent is also the maximum rent including utilities which can be subsidized through the program. Secretary further stated that within a standard metropolitan statistical area, HUD devised a formula assigning Fair Market Rents on a regional basis, and Housing Staff, with NAHRO and the National Leased Housing Association feel that this formula should be changed to account for the differences in areas e.g., San Francisco and Oakland, where San Francisco rents are much higher.

Commissioner Ubalde further questioned Secretary whether utility allowances were included in the rent schedule. Secretary answered that the Fair Market Rents include a utility allowance and if a tenant pays for his utilities directly, the utility allowance is subtracted from the total rent allowed for that size unit. Secretary stated staff recommends passage of the Resolution.

Commissioner Ubalde moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call, the "AYES" and "NAYS" were:

AYES:	Rev. Jim W. Jones	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Joan Byrnes	EXCUSED:	Ms. Cleo Wallace
	Mr. Martin Helpman		Mr. George Patton Colbert
	Rev. Dr. A. C. Ubalde, Jr.		

TRAVEL:

The following Resolution was introduced by Commissioner Ergina:

RESOLUTION NO. 2073
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C. TO ATTEND
THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT
OFFICIAL SERIES OF NATIONAL COMMITTEES MEETINGS AND THE
NATIONAL BOARD OF GOVERNORS MEETING, APRIL 18-22, 1977
* * * * *

March 24, 1977

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D. C. TO ATTEND
THE NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT
OFFICIAL SERIES OF NATIONAL COMMITTEES MEETINGS AND THE
NATIONAL BOARD OF GOVERNORS MEETING, APRIL 18-22, 1977

WHEREAS, the National Association of Housing and Redevelopment
Officials are holding a series of national committee meetings in conjunction
with its National Board of Governors meeting, in Washington, D. C.,
April 18-22, 1977; and

WHEREAS, said series of Committee meetings include the Budget
Administration Committee, the Regional Chapter and State Relations Committee,
the National Committee on Equal Opportunities; and

WHEREAS, the National Association of Housing and Redevelopment
Officials will hold its Board of Governors meeting in Washington, D. C. on
April 20-21, 1977; and

WHEREAS, the Secretary of HUD, Ms. Patricia R. Harris will meet with
the Board of Governors; and

WHEREAS, the Executive Director is a member of both the Board of
Governors and the Regional Chapter and State Relations Committee of NAHRO and
chairperson of the National Committee on Equal Opportunities of NAHRO; and

WHEREAS, this Authority deems that the attendance of the Executive
Director at the aforementioned meetings in Washington, D. C. is essential to
the conduct of its low-rent operations;

NOW, THEREFORE, BE IT RESOLVED THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be authorized to travel to
Washington, D. C. to attend the aforementioned meetings.

II. That travel time, expenses and per diem for the Executive
Director be allowed in accordance with the travel policies of this Authority.

III. That this authorization shall become effective immediately.

APPROVED AS TO FORM:

John E. Sullivan, Counsel
San Francisco Housing Authority

Date

Secretary stated that Staff recommends adoption of this Resolution authorizing the Executive Director to travel to Washington, D.C. to attend the National Association of Housing and Redevelopment Officials' Series of National Committee Meetings and the National Board of Govenors Meeting. As there was no discussion, Commissioner Ergina moved the fore-going Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Rev. Jim W. Jones	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Joan Byrnes	EXCUSED:	Ms. Cleo Wallace
	Mr. Martin Helpman		Mr. George Patton Colbert
	Rev. Dr. A. C. Ubalde, Jr.		

UTILITIES:

Commissioner Byrnes introduced the following Resolution:

RESOLUTION NO. 2074
* * * * *

RESOLUTION APPROVING AWARD OF CONTRACT
KISKA ROAD WATER LINE
* * * * *

RESOLUTION APPROVING AWARD OF CONTRACT. KISKA ROAD WATER LINE.

WHEREAS, on February 17, 18, 1977, the Housing Authority of the City and County of San Francisco advertised for bids for the installation of a water line on Kiska Road; and

WHEREAS, on March 8, 1977, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
Mitchell Company	\$12,155.00
Transbay Plumbing	\$12,162.00
V. N. Vukasin	\$14,850.00

WHEREAS, after review of the engineer's estimate, it has been determined that the low bid received for the work is within the budgetted amount:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

- I. That the installation of the water line on Kiska Road be awarded to the low bidder, Mitchell Plumbing Company.
- II. This notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.
- III. That this notice is contingent upon receipt from an approval of the Contractor's Affirmative Action Program.
- IV. That the Secretary-Executive Director is hereby authorized and directed to execute a Contract with Mitchell Plumbing Company on behalf of this Authority.

APPROVED AS TO FORM:

John E. Sullivan, Counsel
San Francisco Housing Authority

Date _____

Secretary introduced the following document regarding the Kiska Road Water Line Installation:

"This memorandum is to inform you that in conjunction with the adjoining Redevelopment Agency's utility installations, the Authority has advertised and received bids for the installation of a section of water line service in the vicinity of 90 Kiska Road and several buildings in the Harbor Slope project.

The purpose of this installation is to tie into the new twelve-inch water main being installed by the Redevelopment Agency.

Originally the water service in the entire Hunters Point hill area came from a single source for both the wartime units and the permanent units. Since the Redevelopment activity began on the sites of the wartime units, water service has been gradually redesigned to separate metering facilities at individual developed sites.

The Authority has been working with the Redevelopment Agency and the City Water Department to accomplish the same separate services to our permanent projects.

The proposed installation will provide metering services for the Authority developments in the Kiska Road area. In addition, it will improve water pressure for those buildings of Harbor Slope that are located on the highest point of the hill.

Bids for the work were opened on March 8, 1977. Three bidders responded as follows:

1. Mitchell Plumbing Company.....\$12,155.00
2. Transbay Plumbing Company.....\$12,162.00
3. V. N. Vukasin Co.....\$14,850.00

The bid amount is within the engineer's estimate for the work. It is recommended that the Commission award the contract to Mitchell Plumbing Company, subject to the Authority's approval of the contractor's Affirmative Action Program."

Secretary remarked that the Housing Authority is trying to "interface" with the site activity of the renewal program in the Hunters Point/Redevelopment area. The purpose is to install a section of the water line to tie in with the new water main installed by the City.

Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Rev. Jim W. Jones	NAYS: None
Dr. Amancio Ergina	
Ms. Joan Byrnes	EXCUSED: Ms. Cleo Wallace
Mr. Martin Helpman	Mr. George Patton Colbert
Rev. Dr. A. C. Ubalde, Jr.	

A discussion followed regarding Yerba Buena Annex, known as the "Pink Palace". Secretary stated for the record that "much media attention" has been given to the "Pink Palace", and the press has released information that \$231,000 of Comprehensive Employment Training Act (CETA) funds have been allocated to the San Francisco Housing Authority to help alleviate problems in that project, however, as yet the Housing Authority has not received official information from the Governor. Commissioner Ubalde stated that he feels it is important for this Commission to help the tenants and to be aware of other project security needs and wanted personally "to congratulate the public media" for making these problems "very visible", but

wished to "remove it completely from the political play that goes on". Commissioner Ubalde jokingly referred to a phone call from a security agency asking whether his church needed security.

Chairman Jones also expressed appreciation to the newspaper and TV media and referenced the "conditions that people have to live in". Commissioner Byrnes requested Secretary give a "run-down" about the existing security situation. Secretary responded that the primary responsibility for crime prevention rests with the San Francisco Police Department. The San Francisco Housing Authority Police unit is composed of twenty-one men working on a 24-hour basis to cover 42 locations throughout the city and the Housing Authority is "hampered by a lack of resources".

Commissioner Colbert entered the meeting at 10:15 a.m.

Mr. Ed Montoya, a member of the Public Housing Tenants Association addressed the Commission and asked Mr. Scott to specify the kind of security provided by the Housing Authority Police. Secretary answered that the HA Police provide security for the buildings owned by the Housing Authority. Ms. Judy McCabe, President of the Public Housing Tenants Association proposed a meeting with Housing Authority and the San Francisco Police Department to work out a solution regarding security for tenants. Mr. Scott stated that in the Memorandum of Understanding meeting of March 17, it was agreed that a letter would be addressed to Chief Gain to meet with Housing Authority staff again to resolve problems that tenants have in police responding to telephone calls from tenants in public housing. A copy of this letter will be sent to the Commission.

Discussion continued and Secretary stated that the funds allocated from the Governor Brown's office will provide for 24-hour security service and will be made up of a force of thirteen persons and five Housing Authority policemen at a cost of \$231,000. In addition, approximately \$71,000 is needed for physical improvements such as painting the "Pink Palace" a different color, exists and entrance doors to be controlled by a guard tower, and improvement of laundry room facilities, presently located on the 12th floor. Secretary reiterated that the Mayor's Office informed the Authority that although \$231,000 has been allocated in CETA Funds, the City will have to seek funds from other sources in order to implement the full proposal. Commissioner Colbert stated that he could not "be behind this proposal without some input from Commission and tenants" and was not convinced security guards, gates, guard tower, or social workers was the answer to the security problem, but would like definitely to see "Pink Palace" painted a different color. Ms. McCabe questioned whether the residents of Yerba Buena Annex had seen the proposal. Mr. Melville Spriggs responded that the tenants had seen one proposal and Ms. McCabe suggested that Secretary meet with representatives of the Governor's office along with the members of the PHTA.

Commissioner Ubalde requested Staff be directed to prepare a comprehensive study on security for all public housing in San Francisco and to make recommendations, using necessary staff to complete this study. Staff was directed to do so. In conclusion, Secretary stated that he would inform the Commission upon receipt of funds for "Pink Palace".

The Chairman recognized Mr. Rene Shepherd, a member of the All Peoples' Coalition who read a letter from the Sunnydale Adhoc Committee concerning controversy over the use of Sunnydale Auditorium. Secretary stated that All Peoples' Coalition is not an official representative of the Sunnydale tenants and to the best of his knowledge Mr. Shepherd is not a part of the Sunnydale coalition. Mr. Shepherd stated that he had spoken earlier with Mr. Melville Spriggs to "iron out some of these problems" concerning the use of Sunnydale Auditorium. Commissioner Ergina said he understood that HUD recognizes only one organization in San Francisco as representative of public housing tenants. Ms. McCabe agreed that the Public Housing Tenants Association is the only organization recognized by HUD, but that there are many tenant organizations formed by individual projects. Mr. Shepherd referenced petitions signed by tenants of Sunnydale

to allow his organization the use of the Sunnydale Auditorium for evening activities. Chairman requested these petitions be photocopied and turned over to Staff for verification and necessary follow-up. Mr. Shepherd stated that if the consequences as a result of these petitions will be detrimental to the residents, then "somebody's going to be held accountable". However, after a reproach from the Chair, Mr. Shepherd consented to have the petitions photocopied and turned over to the Executive Director. In conclusion, Commissioner Ubalde stated that this Commission needs to be consistent in their decision-making process and hoped the recommendations by Staff and Commission will be appropriate and that all parties involved will be consulted.

10. ADJOURNMENT:

Commissioner Ergina moved the meeting be adjourned. Commissioner Colbert seconded. Meeting adjourned at 10:50 a.m.

Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 14, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, April 14, 1977.

1. ROLL CALL:

Meeting called to order by Vice Chairman.

Roll Call found the following members to be:

PRESENT: Ms. Cleo F. Wallace, Vice Chairman
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
The Rev. Dr. A. C. Ubalde, Jr., Commissioner

EXCUSED: Rev. Jim W. Jones, Chairman

Secretary announced that Commissioner Ergina is on his way and that Commissioner Colbert would probably arrive shortly. Vice Chairman declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/
Executive Director
Bryan Foster, Acting Counsel

2. VISITORS:

Secretary welcomed and acknowledged the large number of visitors.

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved the agenda be the agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ubalde moved the Minutes of the Regular Meeting of March 24, 1977, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

BID RESULTS - GROUP FINANCING

Secretary presented the following document:

"Bid was opened on April 12, 1977, for the following group financing:

Fourth Series - 1977 \$53,067,000

The successful bidder was:

	<u>Amount</u>	<u>Interest</u>	<u>Premium</u>
Bank of America, et al	\$53,067,000	2.49% to 2.53%	\$2,271.00

For your information, the last bid opening on January 11, 1977, resulted in rates of 2.44% to 2.89%.

Bids were received April 12, 1977 for the Fourth Series, 1977 Group Financing for the amount of \$53,067,000.00. The bids ranged from a low of 2.49% to a high of 2.69%.

The complete bid results are as follows:

<u>FOURTH SERIES, 1977</u>	<u>AMOUNT</u>	<u>INTEREST</u>	<u>PREMIUM</u>
Bank of America, et al	\$53,067,000	2.49-2.53	\$2,271.00
Crocker National Bank, et al	53,067,000	2.53-2.63	-0-
Bankers Trust	53,067,000	2.57-2.59	2,247.00
First National City Bank, et al	53,067,000	2.64	1,905.00
Chase Manhattan	53,067,000	2.64	-0-
Morgan Guaranty Trust, et al	53,067,000	2.65	2,176.00
United California Bank	53,067,000	2.64-2.69	560.00

Previous Financing Bid Results:

January 11, 1977 - SECOND SERIES, 1977

Bank of America, et al	\$64,052,000	2.44-2.45	250.00
First National City Bank, et al	64,052,000	2.49-2.53	1,588.00
United California Bank	64,052,000	2.55-2.63	70.00
Morgan Guaranty Trust, et al	64,052,000	2.62	2,178.00
Rainer National Bank	10,000,000	2.65	-0-
Crocker National Bank, et al	64,052,000	2.74-2.89	-0-

January 11, 1977 - THIRD SERIES, 1977

Bank of America, et al	\$34,528,000	2.42-2.45	\$ 135.00
First National City Bank, et al	34,528,000	2.53-2.55	856.00
United California Bank	34,528,000	2.54-2.62	40.00
Morgan Guaranty Trust, et al	34,528,000	2.62	1,174.00
Crocker National Bank, et al	34,528,000	2.89	-0-

December 14, 1976 - FIRST SERIES, 1977

Bank of America, et al	\$ 5,482,000	2.32	\$ 19.00
Bankers Trust	5,482,000	2.37	235.00
United California Bank	5,482,000	2.41	160.00
Wells Fargo Bank, et al	5,482,000	2.47	-0-
First National City Bank, et al	5,482,000	2.48	169.00
The Bank of New York	5,482,000	2.48	-0-
Morgan Guaranty Trust Co., et al	5,482,000	2.49	225.00 "

NAHRO TPP NATIONAL EXCHANGE FORUM III - SAN ANTONIO, TEXAS
MARCH 22-25, 1977

Commissioner Wallace recognized Mrs. Frances Williams, President of the Resident Advisory Council, who participated in the NAHRO TPP National Exchange Forum held in San Antonio, Texas on March 22-25, 1977. Mrs. Williams opened the discussion by stating the purpose of the Resident Advisory Council Board and the relationship between the Housing Authority

what the Housing Authority expects of the tenant, and adult education, as some of the subjects covered in the Conference.

Commissioner Ergina entered the meeting at 10:07 a.m.

Mrs. Williams played back a portion of a tape recording made of a film presentation regarding the feelings of a black person living in public housing and also presented photographs taken of specific projects. Mrs. Williams remarked that "many residents did not know what is going on in NAHRO". Vice Chairman thanked Mrs. Williams for her report and stated that the "film has to be seen to be appreciated". The Vice Chairman recognized Mrs. Christine Neal. Mrs. Neal also presented a portion of a tape recording of the conference and distributed her report of the NAHRO Conference as follows:

"SAN ANTONIO, TEXAS (NAHRO CONFERENCE REPORT)"

The Meeting was very interesting! We went on a bus tour; we took pictures. To my understanding, the managers play a great part in the TPP Program. They have a great deal of responsibility. They have a resident participation to a great extent. Resident relationship is very good. They have block meetings with the residents.

It was stated that we hope that the projects, fifteen (15) years from now will not be the same as fifteen (15) years ago in the name of economy. Don't use cheap materials for TPP in the name of economy, and we won't have to keep making the same mistakes. Buildings will be better and last longer.

By: Ms. Christine Neal"

Staff was directed to have a transcript of the tape available for the next Commissioner meeting. Commissioner Wallace reported the number of persons attending the conference indicated "a greater turn-out" than the Nashville and Atlanta Conferences held in 1976. TPP Coordinator, John Watts, was requested to present his comments. Mr. Watts stated that "this is probably the best TPP Exchange Conference I have had the opportunity to attend". He stated that participants of last year's Nashville NAHRO's TPP National Experience Exchange Forum II and individuals from various tenant organizations freely exchanged their learning experiences. Of particular interest was the idea of using solar heat as a source of energy. Seven residents, one Commissioner and two staff members were attendees. As the sessions ran concurrently, at least one resident was present at each session. Mr. Watts commended the Resident Advisory Council for "taking great pains in putting their reports together" and the benefits derived from this conference "manifested themselves in meetings between TPP Staff and the Resident Advisory Council". Vice Chairman thanked Mr. Watts for his report and asked Ms. Jennifer Walker to give her report of the Conference. Ms. Walker stated that certain policies under the TPP Program were adopted successfully throughout all authorities and hoped that programs of this nature will be continued regarding tenant selection, rehabilitation of units, job mobility. Ms. Walker also referenced community, social, economic services to tenants for the improvement of their environment, decrease of operating expenses and improving physical appearance of the projects. Commissioner Wallace thanked Ms. Walker for her comments. Commissioner Wallace stated that during the Conference, an incident occurred which disturbed her in that a gentleman questioned the "validity of tenant organizations and why they exist", that "he was not a tenant, but a professor from a university".

TOUR OF DALLAS HOUSING AUTHORITY

Vice Chairman presented her report on the tour of Dallas Housing Authority as follows:

"After attending the TPP Experience Exchange Forum in San

Antonio, Texas, I spent three days at the Dallas Housing Authority touring their Target Projects Program area. My primary interest was their security program and from the start, I will say the security program, instituted as a result of TPP funding, is a success.

The Target Projects Program in Dallas encompasses some 3,500 units which are situated over a large area in West Dallas. The TPP management area has three schools, child care centers, playgrounds and several buildings reserved for handicapped people. These facilities were existing prior to the advent of the TPP program. However, the physical and social conditions in the West Dallas Housing projects were much the same as those in San Francisco's TPP area. Before the TPP security program, the area's crime rate was 40% higher than the crime rate for the City of Dallas itself. The crime rate is now 19% lower than the City of Dallas, and there is a waiting list of applicants anxious to move into the TPP area, whereas before the Program, the Authority was unable to keep the units occupied.

The TPP security force is made up of thirty-eight uniformed armed guards who patrol the area on foot twenty-four hours a day. The guards are both Black and White, half of whom are public housing residents, half of whom are private-sector residents, and none of them are residents of the TPP area. The reasons for not hiring TPP-area residents are quite interesting. It was determined that non-TPP area residents would be less likely to have family ties in the area, would be less likely to get into the "friendship business" and would be less likely to spend time in their houses rather than "walking the beat". The Dallas Police Department has assisted in the training of the guards and is currently helping the Housing Authority obtain State Legislation which would insure the continuance of the TPP security force in case Dallas does not receive additional third-round TPP funding.

The residents of the area appear to be delighted with the security force which has so drastically reduced the crime rate. The force has been able to identify those habitually involved in crime and they have been evicted. The residents now feel safe at all times of the day or night and are taking pride in their surroundings.

The City of Dallas provides no funds whatsoever to the Housing Authority. The Housing Authority does not receive LEA funds, CETA funds or Manpower Training funds. Additionally, the City of Dallas does not provide municipal services to its public housing projects. Therefore, all expenditures for municipal services are budgeted through HUD operating subsidies. The Authority must purchase its own municipal services equipment (garbage trucks, street cleaning and gardening machines, etc.) and must employ staff to provide these services to the residents. Each management area has its own maintenance facility and evidently the system works well as I was amazed at generally how well kept the housing projects were throughout the City.

In addition to the maintenance facilities, each management area has a large project office which contains a child care center and meeting room for tenant groups. I was surprised to learn that the tenants do not use the meeting rooms as much as they could. As a result, and to the benefit of the residents, several social services agencies keep office space in each project area.

I was pleased to have had the opportunity to attend the TPP Experience Exchange Forum, and particularly to have been able to see a security program which appears to be working so well."

Commissioner Wallace stated that on her tour through Dallas Housing Authority, she heard "a lot on the security program", that the program employs thirty-eight security officers who are not residents of the TPP area, and referenced 3,500 units in West Dallas where the crime rate before the security program was 40% higher than the City of Dallas itself. With over thirty security personnel, the crime rate dropped 19% lower than the City of Dallas. Commissioner Wallace was also impressed that employees of the security force were not all residents of public housing and that some were women. Commissioner Wallace also said that the Dallas Housing Authority receives no funds on a local level only from the federal government and referenced the many services offered the residents in the way of schools, childcare centers, recreational facilities, three managers and three resident managers. In conclusion, Vice Chairman hoped that Commander Weatherspoon will be able to participate in the Security Officers Association Conference in Kansas City. Commissioner Ergina questioned what was the main reason for the abrupt change in the crime rate. Commissioner Wallace replied that before Dallas acquired a security force, the Dallas city police were "afraid to come into that area", and that the security force is on a 24-hour basis and Dallas is fortunate to have the TPP Security Force, even though they do not have peace officer status. Commissioner Ubalde asked both Mr. Watts and Mrs. Frances Williams whether this TPP Experience Exchange Forum had made any changes in morale among the residents. Mrs. Williams replied that after the Dallas trip, the residents look forward to attending future conferences and referred to the New Mexico and New York conferences. Mr. Watts replied that in a recent meeting held with the Resident Advisory Council, the agenda was completed in a "more harmonious fashion than in the past and that these types of activities increase the growth of the individual". Mrs. Williams declared that the Council "is not going to fight the Housing Authority and will try to work with them".

Commissioner Colbert entered the meeting at 10:35 a.m.

A discussion followed regarding the hiring of women security guards as part of the affirmative action policy. At Commissioner Ubalde's request, Staff was directed to provide a copy of the Affirmation Action Plan for the Housing Authority for Commission information. Commissioner Wallace referred to a letter from HUD mandating that up to 25% of all jobs be held by residents. Ms. Judy McCabe, President of the Public Housing Tenants Association addressed the Commission and stated that in a Memorandum of Understanding, the Housing Authority was to prepare a resolution in May relative to a policy of 25% tenant employment. Secretary stated that this problem will be handled in the Memorandum of Understanding meeting. Commissioner Wallace hoped the residents will draft a resolution so that "we can move ahead".

Commissioner Wallace stated that she attended a Public Housing Tenants Council Conference and Workshop in Fresno and recommended that the residents obtain a copy of California Tenants Handbook entitled "Tenants Rights".

7. REPORT OF COUNSEL:

INTERNATIONAL HOTEL

Vice Chairman announced that Counsel Sullivan is ill and declared that our prayers are for his getting well. Mr. Foster presented the report on International Hotel and stated that on March 31, 1977 the Supreme Court upheld the decision of the Court of Appeal not to disqualify Judge Arnold. Consequently, Judge Arnold will be handling the International Hotel matter. Subsequently, IHTA attorneys filed three motions: 1) To advance the eminent domain proceeding to trial date; 2) To consolidate eminent domain with the mandamus action which Four Seas filed; 3) To stay the evaluation of

purchase price of International Hotel until the other eminent domain issues are resolved by the Courts. Commissioner Wallace asked for information on IHTA's financial status. Secretary stated that he had talked to Mr. Graham, and that IHTA are still trying to get financing in order to purchase IH from the Housing Authority under eminent domain action. Secretary recommended, and was agreed upon by the Commission, to hold an Executive Session of the Commission after the regular Commission meeting of April 28 to review financial progress of IHTA.

8. UNFINISHED BUSINESS:

TPP STATUS REPORT

Secretary presented the following document:

"March 11, 1977

The Housing Authority of the City and County of San Francisco advertised for subcontractor bids for rehabilitation work at Project CAL 1-17A West.

March 14, 1977

A special meeting of the San Francisco Housing Authority Commission was convened March 14, 1977, at which time two resolutions were adopted. These resolutions provided authority for submitting the Software and Hardware TPP Part B Application as revised to the San Francisco Area Office of the Department of Housing and Urban Development.

March 15, 1977

The TPP Part B Application Revised was submitted to HUD, March 15, 1977. This revision is Revision No. 1. The Department of Housing and Urban Development, San Francisco Area Office, approved this revision as submitted. The changes included in the Revision No. 1 became effective on April 1, 1977.

March 17, 1977

The Target Projects Program Resident Advisory Council and By-Laws were officially presented in formal meeting on March 17, 1977 at 1:00 p.m. at the Neighborhood Facilities Building at 100 Whitney Young Circle. Honorable George Moscone, Mayor of the City and County of San Francisco performed the act of swearing Resident Advisory Council members into office. Commissioner Reverend Jim Jones, Chairman, San Francisco Housing Authority Commission, addressed the gathering. Commissioner Cleo Wallace served as M.C., and Mr. Walter L. Scott, Executive Director of the San Francisco Housing Authority and Mrs. Frances E. Williams, Chairperson of the TPP Advisory Council made brief statements. TPP Advisory Council provided a delightful lunch.

March 21, 1977

NAHRO's third, TPP National Experience Exchange Forum convened in San Antonio, March 22-25, 1977. The San Francisco Housing Authority was represented by eight members of the Resident Advisory Council, two staff persons and one Commissioner.

March 28, 1977

The Modernization of units in Cal 1-17A officially began

March 28, 1977. This portion of the Modernization Program will be carried out by a work force supervised by the Housing Authority Special Forces staff.

March 29, 1977

Bids were opened.

April 6, 1977

Commissioners of the San Francisco Housing Authority were polled to obtain authorization for the Executive Director to reject bids submitted for Plumbing and Electrical work.

April 11, 1977

Housing Authority to readvertise for seven subcontractors for rehabilitation work in the TPP area.

Rehousing Report

The statistical update for rehousing process CAL 1-17A West, Palou/Oakdale area is as follows:

Number occupied units remaining	16
Number of vacant units	132
Residents assigned reservation numbers	4

The update for the CAL 1-17A East is as follows:

Number occupied units remaining	63
Number of vacant units	5
Residents assigned reservation numbers	49

9. NEW BUSINESS:

TRAVEL

Commissioner Ubalde introduced the following Resolution:

RESOLUTION NO. 2075
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO ALBUQUERQUE, NEW MEXICO
TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND
REDEVELOPMENT OFFICIALS WORKSHOP "DIVERSITY", MAY 1-4, 1977
* * * * *

RESOLUTION NO. 2075

RESOLUTION AUTHORIZING TRAVEL TO ALBUQUERQUE, NEW MEXICO
TO ATTEND THE NATIONAL ASSOCIATION OF HOUSING AND
REDEVELOPMENT OFFICIALS WORKSHOP "DIVERSITY", MAY 1-4, 1977

WHEREAS, the National Association of Housing and Redevelopment
Officials will hold a "Diversity" Workshop in Albuquerque, New Mexico,
May 1-4, 1977; and

WHEREAS, subject of discussion will include relation and response
of housing and community development policy makers, administrators, and staff
to particular problems of special interest groups, i.e. women, hispanics, blacks,
native Americans, and tenants, and will provide an educational training and
informational opportunity for members of these special interest groups; and

WHEREAS, the Executive Director is Chairperson of the National
Committee on Equal Opportunity of NAHRO and has been invited to preside at
the general session of the "Diversity" Workshop; and

WHEREAS, this Authority deems that the attendance at this Workshop
of such members of this Commission and the Executive Director as the Commission
and Executive Director may indicate is essential to the conduct of its low-rent
operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and the Executive Director
be authorized to travel to Albuquerque, New Mexico, May 1-4, 1977 for the purpose
of attending the aforementioned Workshop.

II. That travel time, expenses and per diem be allowed in
accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Secretary stated that this is the second conference of the National Committee on Equal Opportunity held under NAHRO and that last year's conference was very successful and Staff recommends adoption of this Resolution authorizing members of the Commission and Executive Director to travel to Albuquerque, New Mexico to attend the NAHRO's "Diversity" Workshop, May 1-4, 1977. Commissioner Ubalde moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Ms. Cleo Wallace
Dr. Amancio Ergina
Ms. Joan Byrnes
Mr. Martin Helpman
The Rev. Dr. A. C. Ubalde, Jr.
Mr. George Patton Colbert

NAYS: None
EXCUSED: Rev. Jim W. Jones

Vice Chairman declared said Resolution unanimously carried.

CONSTRUCTION WORK

Secretary presented the following document:

"Authority Force Account work began on March 28, 1977 on the 30 unit segment of CAL 1-17(A) West. Prior to commencement of the on-site work, bids were advertised for ten subcontract trades to supplement the Force Account personnel. Bids were opened March 29, 1977.

At the beginning of the bid period, in addition to the required published Invitation to Bid, individual copies of the Invitation were sent to 122 contracting firms and builders' organizations. Sixty of the Invitations were sent to Minority firms in the area.

At the bid opening, Authority Staff received eleven responses covering five of the ten bid categories advertised.

The disappointing response to the Invitation for Bids necessitated an immediate rebidding process. Because work is underway, the timing of rebidding became urgent in order to maintain our construction schedule.

Upon review of the bid amounts, Staff noted that the bid amounts for two categories, Plumbing and Electrical, exceeded the cost estimates by over 20%, therefore Staff recommended by telephone poll on April 6, 1977 that the Executive Director be authorized to reject said bids.

The bid amount for subcontracts on Heating and Sheet Metal, Roofing, and Millwork (Countertops) are all within the cost estimates, therefore Staff is recommending award of contracts to respective low bidders for the above stated categories."

Commissioner Ubalde introduced the following Resolution:

RESOLUTION NO. 2076 *****

RESOLUTION RATIFYING REJECTION OF SUB BIDS - CAL 1-17A WEST

RESOLUTION NO. _____

RESOLUTION RATIFYING REJECTION OF SUB BIDS - CAL 1-17A WEST

WHEREAS, on March 11, 14, 15, 1977, the Housing Authority of the City and County of San Francisco advertised for subcontractor bids for rehabilitation work at Project CAL 1-17A (West); and

WHEREAS, on March 29, 1977, the following bids for Plumbing and Electrical work were received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1. Plumbing	Transbay Plumbing Co.	\$89,855.
	Broadway Plumbing Co.	92,500.
	F.W. Spencer Co.	102,723.
2. Electrical	Abbett Electric Co.	\$67,000.

WHEREAS, after review of the Authority's budgeted amount for the plumbing and electrical work involved, it has been determined that the low bids received exceed the budgeted amount; and

WHEREAS, since time is of the essence in the scheduling of the proposed work, the Commissioners of the San Francisco Housing Authority were polled on April 6, 1977 to obtain authorization for the Executive Director to reject the bids submitted for Plumbing and Electrical work and to rebid immediately this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned action of the Executive Director of the San Francisco Housing Authority relating to the rejection of the Plumbing and Electrical bids, and the same hereby is, ratified and approved.

II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.

III. That the Executive Director is instructed to re-bid the other elements of work immediately.

Secretary stated that after reviewing the bid amounts for plumbing and electrical work which exceeded the cost estimates by over 20%, Staff recommends passage of the foregoing Resolution. Commissioner Ubalde moved that the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Cleo Wallace	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Joan Byrnes	EXCUSED:	Rev. Jim W. Jones
	Mr. Martin Helpman		
	The Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Vice Chairman declared said Resolution unanimously carried.

Commissioner Ergina introduced the following Resolution:

RESOLUTION NO. 2077

RESOLUTION APPROVING AWARD OF SUBCONTRACTS - CAL 1-17A WEST

RESOLUTION APPROVING AWARD OF SUBCONTRACTS - CAL 1-17A WEST.

WHEREAS, on March 11, 14, 15, 1977, the Housing Authority of the City and County of San Francisco advertised for subcontractor bids for rehabilitation work at Project CAL 1-17A (WEST); and

WHEREAS, on March 29, 1977, the following bids for Heating/Sheet Metal, Roofing and Millwork (Countertops) were received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1. Heating and Sheet Metal	Colan Heating Co.	\$38,180.00
	Broadway Plumbing Co.	\$65,600.00
2. Roofing	A. E. Rodriguez Rfg.Co.	\$16,350.00
	Western Roofing Co.	\$19,492.00
	Dan Goodwin Roofing	\$19,775.00
3. Millwork (Countertops)	Western Plastics	\$ 5,900.00

WHEREAS, after review of the Authority's estimates, it has been determined that the low bids received for the Heating and Sheet Metal, Roofing, and Millwork (Countertops) are within the budgetted amount:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

- I. That contracts for the subcontract work be awarded to the following low bidders:
 - a. Heating and Sheet Metal - Colan Heating Co.
 - b. Roofing - A. E. Rodriguez Rfg. Co.
 - c. Millwork (Countertops) - Western Plastics.

- II. This notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.

- III. That this notice is contingent upon receipt and approval of each Contractor's Affirmative Action Program.
- IV. That the Secretary-Executive Director is hereby authorized and directed to execute a Contract with each of the Contractors listed in (I) above on behalf of this Authority.

Secretary expressed disappointment at the number of minority subcontractors who responded to the bidding and referenced a meeting on April 15, 1977 with minority subcontractors to discuss the lack of response. Commissioner Ubalde asked the reason why we have problems obtaining their bids. Secretary cited a "fear factor" as one of the reasons and excessive vandalism where construction materials are stolen and the destruction of supplies and equipment. Secretary further stated that the affirmative action policy requires that fifty percent of people hired be minorities and that "resident hiring is part of that approach". Commissioner Ubalde questioned the quality of work done by low bidders. Secretary stated that the quality is good and that the Housing Authority "has a very comprehensive inspection program" with the City and County of San Francisco on health and safety codes, following behind us. Commissioner Colbert stated that he was concerned about the approval of \$60,000 of work and that perhaps the minority contractors were not apprised. Secretary responded that sixty notices were sent out to minority contractors with little response, and those who did respond were 20% above the estimates. After further discussion, Commissioner Colbert asked what would be the result of holding up passage of this Resolution. Secretary replied that the result would be "slowing up the rehabilitation of the thirty units in Hunters Point A", and recommended passage. Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and after Roll Call the "AYES" and "NAYS" were:

AYES: Ms. Cleo Wallace

Dr. Amancio Ergina

Ms. Joan Byrnes

Mr. Martin Helpman

The Rev. Dr. A. C. Ubalde, Jr.

Mr. George Patton Colbert

NAYS: None

EXCUSED: Rev. Jim W. Jones

Vice Chairman thereupon declared said motion carried.

Commissioner Wallace announced that Reverend Jim Jones is ill and would like him to know that the Commissioners are standing behind him and wish him well.

10. ADJOURNMENT:

Commissioner Ergina moved that the meeting be adjourned. Commissioner Colbert seconded. Unanimously carried.

Vice Chairman

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 28, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, April 28, 1977.

1 ROLL CALL:

Meeting called to order by Vice Chairman.

Roll Call found the following members to be:

PRESENT: Ms. Cleo Wallace, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Mr. George Patton Colbert, Commissioner

EXCUSED: Rev. Jim W. Jones, Chairman

Vice Chairman announced that Chairman Jim Jones requested to be excused from the meeting because of illness and declared a quorum present.

2. VISITORS:

Secretary welcomed and acknowledged all visitors.

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved the agenda be the agenda of the day. Commissioner Ergina seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the Minutes of the Regular Meeting of April 14, 1977, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

NAHRO BOARD OF GOVERNORS AND COMMITTEE MEETINGS, WASHINGTON, D.C. - APRIL 19-22, 1977

Secretary presented his report on the highlights of the NAHRO Board of Governors Meeting in Washington, D.C. held on April 19-22, 1977:

"AN INTRODUCTION TO THE NEW ADMINISTRATION"

From April 19th through April 22nd, all of the national NAHRO committees and the Board of Governors held meetings.

The highlight of these meetings occurred on Thursday, April 21st. The Secretary of HUD, Patricia Roberts Harris, addressed a joint meeting of the NAHRO Board of Governors and the Committees. She was met with a warm reception and I personally formed a good impression of her as she now appears to be a friend of public housing. She said she would not abandon public housing but would strive to make it a more effective tool to serve low income families and individuals. In this light, Secretary Harris promised to work to insure cooperation among the federal departments to deliver supportive services to public housing residents.

Following Secretary Harris' remarks, the joint meeting was addressed by four HUD assistant secretaries as follows:

Monsignor Geno Baroni	- Assistant Secretary for Consumer Affairs/Neighborhood Organizations
Chester C. McGuire	- Assistant Secretary for Equal Opportunity
Harry K. Schwartz	- Assistant Secretary for Legisla- tive Affairs
Donna E. Shalala	- Assistant Secretary for Policy Development and Research

Each Assistant Secretary gave a short statement on their roles. Each was desirous of NAHRO cooperation as was Secretary Harris.

On the afternoon of the 21st, four separate sessions took place between various NAHRO committees and administration officials from several Cabinet agencies. The NAHRO Community Development and Redevelopment Committee met with representatives of HUD, the Department of Commerce, the Department of Labor and the Department of Transportation to discuss the Community Economic Development Program.

A joint session of the NAHRO Human Resources Committees and the Management and Maintenance Committee met with representatives of HUD, the Department of Health, Education and Welfare and the Labor Department to discuss coordination of interests and resources as they relate to supportive services for public housing residents.

The NAHRO Committee on Housing Production met with representatives of HUD, the Government National Mortgage Association, the Federal National Mortgage Association and the Farmers Home Administration to discuss topical concerns.

Finally, the NAHRO Conservation and Rehabilitation Committee met with HUD, the Urban Reinvestment Task Force and, the Federal National Mortgage Association, regarding the status of housing rehabilitation.

Following these sessions, NAHRO Committees met individually.

On Friday, April 22nd from 1:30 p.m. to 3:30 p.m., two separate sessions were held with the Assistant Secretary of HUD for Housing and the Deputy Assistant Secretary for Assisted Housing and those levels immediately below the Deputy Assistant Secretary. These sessions were quite well attended. Assistant Secretary Simon spoke quite favorably of public housing and indicated the Administration would place a renewed emphasis on this program.

The following information was learned about the Section 8 existing housing program. For one, HUD is going to suggest

a legislative change to provide Section 8 existing housing payments for low income homeowners. Second, new Fair Market Rents will be published on May 1st for Section 8 existing housing. They are only a small percentage higher than the Fair Market Rents we had been working with and which we have long felt were too low.

Finally, new rules and regulations amending those presently existing for Section 8 will soon be published via a question and answer bulletin. The rules and regulations are expected to contain more liberal interpretations to make the program more effective in housing very low income large families.

Board of Governors

The NAHRO Board of Governors took action and passed the following two resolutions pertinent to housing. The first dealt with vendor payments received by a local housing authority on behalf of public assistance recipients. The resolution resolved that "NAHRO actively supports administrative regulation changes and/or legislation to amend the Social Security Act to state that all HUD-assisted projects have the authority to initiate voluntary vendor payments for rent from all recipients of Aid to Families with Dependent Children" and that AFDC recipients may waive their rights to make direct payments for rent to the HUD-assisted project and that those who do not so waive the right will automatically be put on vendor payments when they become delinquent in rent and that the 10% limitation on vendor payments be exempted from including the AFDC recipients in HUD-assisted projects.

Positive action to implement the above resolution would go a long way toward ending public housing's rent delinquency problem as local departments of social service would pay aid recipients rent directly to local housing authorities.

The second resolution passed by the Board of Governors is known as the Quality of Life resolution. It resolved that the problems of the small communities of America, those under 50,000 in population, be examined by a special committee of the NAHRO Board of Governors and that committee will make recommendations to HUD. This resolution was sponsored by the Committee on Equal Opportunity.

The Board of Governors also continued the Task Force for Women until September 30, 1977.

Final Observations

Each NAHRO Committee member and member of the Board of Governors was urged to immediately telephone or wire their local senators to support the pending Proxmire/Brooke amendment which would restore \$6 billion of budget authority to assisted housing programs which had been deleted by the Senate Budget Committee.

On April 20th, the staff of the SFHA already began a letter writing campaign on behalf of the SFHA, other elected officials and public housing residents to support the Proxmire/Brooke amendment. While in Washington, the Executive Director personally contacted the offices of Senator Cranston, Senator Hayakawa and Congressman Phillip Burton to urge their support for restoration of these budget cuts."

Mr. Scott said that he was honored by the Board of Governors to have been named as a Vice President of National NAHRO to fill the unexpired term (to September 30, 1977) of one of NAHRO's vice presidents who resigned and the meetings held in Washington were very successful and disseminated much useful and significant information.

Secretary stated that officers of the NAHRO Board of Governors and Committee members had an opportunity to meet with Secretary of HUD, Ms. Patricia Harris, along with all Assistant Secretaries of HUD, at a very warm reception attended by about 350 persons, and that Mr. Scott personally formed a good impression of Ms. Harris in spite of her prior statements about public housing. Secretary Harris re-emphasized that she would not abandon public housing and made a firm commitment to talk with Cabinet Secretaries to insure cooperation with HUD and other departments to more effectively deliver supportive services to residents of public housing. Assistant Secretary Larry Simon also gave his support not to "abandon public housing". Secretary further said that HUD is "thinking of changing the statutes to permit Section 8 funds to be used by home owners because of the inflation factor and that NAHRO will be very supportive". Mr. Scott also learned that the Fair Market Rents, which will be published May 1 for Section 8 existing housing is only a small percentage higher than previously and was disappointed that San Francisco County was included with Alameda, San Mateo and Contra Costa Counties as it relates to Fair Market Rents and a protest will be filed immediately. Mr. Scott reported that during Senator Muskie's Budget Committee meeting, at the request and motion made by Senator Lawton Chiles from Florida, \$6 billion was cut from the Assisted Housing Program. Ms. Patricia Harris had recommended \$32 billion be allocated for assisted housing production and Secretary referenced that \$6 billion cut means a cut of approximately 75,000 low to moderate income units from production goals. Secretary urged support of the Proxmire/Brooke amendment to restore the cut to the Harris budget.

Vice Chairman thanked Mr. Scott for his "very good" report and offered congratulations on his selection as vice president of National NAHRO.

Commissioner Ergina questioned the position of the Housing Authority and the direction of the Board of Governors regarding new developments for the mentally disabled and Secretary referenced a resolution passed by the Board of Governors approximately three or four months ago where NAHRO supported Section 202 housing urging housing authorities set aside ten percent of new construction for the mentally and physically handicapped. Secretary will make available to the Commission information on Section 202 set-aside program on the mentally and physically disabled.

Vice Chairman recognized Ms. Judy McCabe, president of the Public Housing Tenants Association. In a discussion that followed regarding vendor payment resolution, Ms. McCabe remarked that in the County of San Francisco, vendor payments may not be used for rent delinquency. Secretary replied that one of the problems of this Resolution passed by the Board of Governors was that under federal regulations, Department of Social Services does not permit vendor payments to be used for back rent and that these rules must be "liberalized".

Commissioner Ubalde returned to the discussion regarding Dr. Ergina's concerns on housing the handicapped and related that he attended a demonstration sponsored by the San Francisco Council of Churches which really "raised his consciousness", and immediately called for information relative to saving units for the disabled. Commissioner Ubalde asked Mr. Scott what percentage of public housing residents were disabled and Mr. Scott replied that the physically disabled comprised approximately five to seven percent. At the conclusion of the discussion staff was directed to give further background on vendor payments and to resume meetings with Department of Social Services and PHTA to resolve problems of AFDC recipients using vendor payments for rent delinquency.

7. REPORT OF COUNSEL:

Counsel Sullivan expressed his personal gratitude for the concern and prayers while he was "off duty" and stated that it was a "big, big help" and wished the same for Chairman Jim Jones.

INTERNATIONAL HOTEL

Counsel stated that the Supreme Court upheld the decision for Judge Arnold to hear the International Hotel matter. On April 13, Judge Arnold set a time table to hear briefs and arguments on May 13 on Writ of Mandamus on the Resolution of Necessity. Counsel Sullivan estimates some time in June or July before a decision is made. In the eminent domain action, Mr. Tom Vizzard made three motions; one, to consolidate the Mandamus and eminent domain action; two, advance the entire matter for trial; and three, to hold off the matter of the purchase price of IH until the Courts determine the legality of the entire matter.

RAY & RAY CARPETS

Counsel stated that M & H Construction is the general contractor with the Housing Authority who has the responsibility of representing the Housing Authority in legal action. Ray and Ray Carpets, subcontractor, takes the position that in good faith, they fulfilled their contract on the basis of alleged estimates of Housing Authority staff, and it is their contention that since they spent twice as much to correct the conditions on the premises they are entitled to twice the amount of money agreed upon. Counsel referenced hearings with all concerned parties with an impartial hearing officer, Mr. Wiley Pierce, who was new to the Housing Authority. However, the meetings proved negative and as a result, Ray & Ray are filing suit. At Commissioner Ubalde's request, staff was directed to provide the background paper on the hearing held with Mr. Pierce.

The Chair recognized Mr. Norman Smith, vice president of the Black Businessmen's Association. Mr. Smith stated that he is aware of what took place on Potrero regarding the work done by Ray and Ray Carpets and the "position in which they were placed" in that it was not clearly understood that the work was to be performed when the building is still "under occupancy", which caused many delays. Counsel Sullivan stated that it is unfortunate that this was moved into the Courts and he will be looking into it further after it is taken care of in Court.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT

Secretary presented the following document:

"April 15, 1977

A meeting was held at 1815 Egbert Street with the Minority Contractors Association, TPP Resident Advisory Council, Commissioner Cleo Wallace and the Housing Authority staff to develop guidelines to insure maximum participation by minority contractors and business men in the TPP Program. Presentations were made by members of the Association requesting consideration for various approaches to involve more actively minority contractors in our Program. Staff agreed to review the proposals and check with HUD regarding same and schedule another meeting for April 21st.

April 18, 1977

The Target Projects Program Resident Advisory Council lunch program officially began Monday, April 18, 1977. This program includes providing lunches to senior citizens at a reduced cost.

April 21, 1977

A follow-up meeting with the Minority Contractors Association and the TPP Advisory Council took place at 100 Whitney Young Circle. Additional information was presented

by the Minority Contractors Association regarding their position on participation.

April 22, 1977

Housing Authority received a letter from HUD advising us that we could only continue the use of the force account approach to the construction program in Hunters Point for the first thirty units where we are presently working. HUD has advised that future work must be bid as per HUD guidelines. We are requesting a meeting with HUD to point out the advantages of force account work to attempt to receive further consideration in our approach to the reconstruction program.

The Rehabilitation and Reconstruction for the first thirty units is progressing as scheduled.

Rehousing Report

The statistical update for rehousing process CAL. 1-17(A) West, Palou/Oakdale area is as follows:

Number occupied units remaining	14
Number of vacant units	134
Residents assigned reservation numbers	5

The update for the Cal. 1-17(A) East is as follows:

Number occupied units remaining	48
Number of vacant units	20
Residents assigned reservation numbers	5"

Commissioner Ubalde stated that he visited the lunch program and took part in the luncheon and said he is "very supportive" of this program and "wishes to congratulate the Advisory Council on their consideration of the residents in the Hunters Point area". Commissioner Wallace said she also attended the lunch program and was very satisfied.

Commissioner Wallace requested that the minutes from the April 15th meeting with TPP Resident Advisory Council and Minority Contractors Association be made available to the Commission and referenced the plight of the minorities being "maneuvered through the bureaucracy" as one of her concerns.

Mr. Charles Walker requested the Commission to recognize him and Mrs. Harriette Williams, attorney for the TPP Resident Advisory Council. Mr. Walker expressed his dissatisfaction on the lack of Black participation and stated that he was "not talking about the minority contractors, but Blacks" and that Mr. Scott should "get his apples separate from his oranges" and added that "no Blacks are making any money". Mrs. Williams addressed the Commission and stated that on behalf of the Resident Advisory Council she was concerned about the minority contractors and after the minutes of the April 15th meeting, the notices were "misleading and not satisfactory". Mrs. Williams stated that she had reported at the last Commission meeting that the minority contractors were not present as they were meeting the following day. During the meeting, it was obvious that the minority contractors were unaware that the contracts were let and the Resident Advisory Council takes the position that minority contractors be allowed to take part in the bidding and asked the Commission to "suspend all letting of contracts until the Housing

Authority can work something out that allows them to bid competitively". Mrs. Williams referenced a resolution dealing with an affirmative action policy under HUD guidelines. Vice Chairman directed Staff to make copies of the minutes of the April 15th meeting available. Secretary stated that Staff has a draft of an affirmative action policy for consideration by this Commission and at the April 15th meeting it was intended that the draft be refined, but has not had the opportunity to discuss it with HA attorney and Staff. Vice Chairman questioned where the minutes of meetings were between minority contractors and Housing Authority and what staff attended. Secretary replied that there were no further meetings scheduled, that the draft was based on a report prepared by the Director of Program Development, submitted on April 21 which contained a set of recommendations for consideration by Executive Director, Commissioners and HA attorney. However, he has not seen a resolution from Mrs. Williams. Commissioner Ubalde suggested that Mrs. Williams' request to holdup further bids be submitted to the Commission for consideration. Mr. Gerald Johnson, President of the Black Businessmen's Association addressed the Commission to express his appreciation to the Housing Authority and the TPP Resident Advisory Council for trying to settle this matter and stated his concern about minorities and Blacks in Hunters Point, Western Addition, etc., that a "viable program" is needed to assist minorities and small businesses as understood by the Federal Government and referenced that the resolution as presented is "not breaking any new ground under federal and state legislation". At this point, Mr. Charles Walker interjected with sarcastic remarks, verbal abuse and name-calling directed at the Executive Director and continued his harangue by stating "that as long as you let this agency operate, we get no relief for Black people" and in conclusion, stated in a loud voice that he "respectfully requests that what Mrs. Williams requests, be done". Vice Chairman asked for comments from the Commission. Commissioner Ubalde stated that "his concern was for personal respect for one another" and that he detests persons "talking in the degree that Mr. Walker spoke to the Executive Director". He further stated that this Commission has respected everyone who wished to be recognized and he "cannot take part in a Commission that would allow such statements to be expressed to a human being". Mr. Walker then apologized to the Commission and to the Executive Director for his "outrage". Commissioner Wallace added that "one cannot demand respect if one does not give it".

Ms. Pat Brown, a member of the TPP Resident Advisory Council, stated that she was "highly disappointed with the attitude taken by Mr. Walker" but felt his remarks should be taken into consideration and "given great thought". Ms. Brown brought to the Commissioners' attention a matter regarding the purchase of new police cars and referenced the lack of automobiles to respond to tenant calls. Commissioner Colbert questioned Ms. Brown on the need of bringing up this subject when Staff should be dealing with the problem. Ms. Brown replied that the "situation has been going on for some time". Secretary responded that two cars had been ordered three months ago and another three were ordered two days prior to this Commission meeting and receipt of same should be in about ninety days.

Mrs. Williams reiterated her request to "sit down immediately to discuss the resolution with the Commission". Secretary explained that bids will be reopened on May 3 and only after that will we be proceeding in regard to the minority contracts. Mrs. Williams again requested the Commission take the following position that until Mr. Scott works with the Resident Advisory Council and minority contractors on the affirmative action program, that contracts not be awarded. Commissioner Wallace deferred to Counsel Sullivan who stated that at the last Commission meeting Resolution 2077 was passed to authorize the Executive Director to award the low bidders the award of contract after being given written notice and upon receipt and approval of each contractor's affirmative action program. Secretary added that no notices have been sent out to contractors to proceed with work. In conclusion, Commissioner Ubalde requested that Mrs. Williams' request be submitted to Commission and Staff for further study.

YERBA BUENA ANNEX - STATUS REPORT

Secretary presented the following document:

"Following up on our March 18th report to the Board of Commissioners, we would like to advise that the recently announced \$231,000 CETA grant award for security in the Yerba Buena Plaza Annex is progressing.

On April 19th two representatives from the Governor's Office visited our Agency to work out the details re: the contract for CETA security positions. The actual funds will be channeled through the Mayor's Office of Employment and Training (MOET), who will subcontract with the Housing Authority who will do the actual hiring, supervising and implementation of the program.

On April 20th, the Board of Supervisors' Finance Committee met and approved for the full Board of Supervisors' consideration, the \$231,000 CETA grant award from the State of California. Since the City is receiving the money directly from the State, the Board of Supervisors action was required to permit the Mayor to execute the contract with the State.

Staff has worked closely with the Mayor's Office of Community Development, Mayor's Office of Employment and Training, and the Governor's Office. We are anticipating a starting date for the security program no later than June 15th. This additional time is required to permit the State to process the contract award and for our Agency to do the necessary hiring and training of the security force."

9. NEW BUSINESS:

TRAVEL

Commissioner Ubalde introduced the following Resolution:

RESOLUTION NO. 2078

* * * * *

RESOLUTION AUTHORIZING TRAVEL TO DENVER, COLORADO
AND DETROIT, MICHIGAN TO ATTEND MEETINGS IN CONNECTION
WITH THE NATIONAL TENANTS ORGANIZATION - MAY 5-8, 1977
* * * * *

RESOLUTION NO. _____

RESOLUTION AUTHORIZING TRAVEL TO DENVER, COLORADO AND
DETROIT, MICHIGAN TO ATTEND MEETINGS IN CONNECTION WITH
THE NATIONAL TENANTS ORGANIZATION

WHEREAS, the Western Regional National Tenants Organization will hold meetings in Denver, Colorado, May 5-8, 1977 to discuss the planning and organization of its Regional Conference to be held in June, 1977; and

WHEREAS, the meetings in Denver, Colorado, May 5-8, 1977 will also include preparation of a response to HUD's request for ideas and suggestions regarding tenant participation in public housing management; and

WHEREAS, the National Tenants Organization will hold its Board of Directors' meeting in Detroit, Michigan, May 13-15, 1977; and

WHEREAS, the meetings in Detroit, Michigan will include discussions regarding the Constitution and By-Laws of the National Tenants Organization, HUD's Housing Policy regarding tenant participation, and tenant training programs; and

WHEREAS, Commissioner Cleo F. Wallace is Chairperson of the Western Regional National Tenants Organization and a member of the Board of Directors; and

WHEREAS, this Authority deems that the attendance of Commissioner Wallace at the aforementioned meetings is essential to the conduct of its low-rent operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That Commissioner Wallace be authorized to travel to Denver, Colorado, May 5-8, 1977 and to Detroit, Michigan, May 13-15, 1977 for the purpose of attending the aforementioned meetings.

II. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

Commissioner Ubalde moved the foregoing Resolution be adopted.
Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Ms. Cleo F. Wallace	NAYS:	None
	Dr. Amancio Ergina		
	Ms. Joan Byrnes	EXCUSED:	Rev. Jim W. Jones
	Mr. Martin Helpman		
	The Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Vice Chairman declared said motion carried.

Mr. Rene Shepherd of All Peoples Coalition was recognized by the Commission and stated that a month ago Staff was to investigate the situation regarding the use of Sunnydale Community Center. Secretary replied that Commissioners were sent a status report and this was brought to their attention. Vice Chairman recommended that this subject be tabled until the following Commission meeting when Mr. Shepherd will be given a full report.

SUMMER MEETING SCHEDULE

Secretary recommended the number of Commission meetings be decreased during the summer months and submitted the following:

"In light of the upcoming 'vacation months' of June, July and August, I am recommending that the Commission return to its established practice of reducing the number of Commission Meetings during the vacation period. Therefore, I suggest Commission Meetings during the vacation period be scheduled on the third Thursday of each month, beginning in July, i.e., July 21 and August 18, 1977, with no Commission meeting in June. The Commission would return to its regular meeting schedule (second and fourth Thursdays) as of September 1977.

If there is a need for additional meetings, or special meetings, one can be called, pursuant to the By-Laws as amended May 22, 1975:

Page 3, Article III, Section III:

'Special Meetings:

Special meetings may be called by the Chairman or by three Commissioners for the purpose of transacting any business of the Authority, and notice thereof shall be mailed to each Commission at least 48 hours before such meeting....'

Finally, it is recommended that the proposed once a month meetings be held at 10:00 A.M., at 440 Turk Street, in the regular Commission Meeting room."

Commissioner Ubalde moved the foregoing schedule be adopted.
Commissioner seconded. Unanimously carried.

Vice Chairman declared the meeting recessed at 11:32 a.m. to meet in Executive Session and announced that the meeting will reconvene May 12, 1977.

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS

MAY 24 1977

SAN FRANCISCO
PUBLIC LIBRARY

Reconvene Recessed Meeting Held:
Thursday, May 12, 1977

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco reconvened the recessed meeting of April 28, 1977 at the Offices of the San Francisco, Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, May 12, 1977.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT: Rev. Jim W. Jones, Chairman
Ms. Cleo Wallace, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Mr. George Patton Colbert, Commissioner

Chairman declared a quorum present and announced that matters discussed in Executive Session on April 28, 1977 are still under consideration.

2. VISITORS:

Secretary acknowledged and welcomed the large number of visitors.

3. APPROVAL OF AGENDA:

Commissioner Wallace moved the agenda be the agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Wallace moved the Minutes of the recessed Regular Meeting of April 28, 1977, as distributed, be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS;

None.

Chairman recognized Mr. Charles Walker who apologized to the Executive Director and members of the Commission for his "outburst" during the Commission meeting of April 28 and stated that some of the matters that concerned him are being settled through meetings with Mr. Wilfred Ussery, Director of Program Development and Staff. Executive Director and Commission accepted his apology.

Commissioner Ubalde welcomed back to the Commission Chairman Jim W. Jones and expressed his happiness at Rev. Jones' recovery from his illness.

FIRST ANNUAL CONFERENCE - NATIONAL ASSOCIATION OF
PUBLIC HOUSING SECURITY DIRECTORS - KANSAS CITY,
MISSOURI - APRIL 28, 1977 - APRIL 30, 1977

Secretary stated that the Commission had authorized through the Executive Director that Commander Sterling Weatherspoon, in charge of the San Francisco Housing Police, attend the annual conference of the National Association of Public Housing Security Directors and presented the following report of the highlights of the conference:

"Commander Weatherspoon attended the above subject conference and participated in drafting the Articles of Constitution for this body on April 27, 1977. The objective of the National Association of Public Housing Security Directors is:

1. To significantly increase the level of safety and security for all public housing tenants, employees and properties through innovative methods and procedures;
2. To create a vehicle by which conferences may be set up in various locals to address pending rules, regulations and legislation that affects security in public housing;
3. To create a library of security information available to all LHAs;
4. To produce and publish a security journal that is both illustrative and informative to all LHAs;
5. To create a corporate body having the power to seek and obtain funding from all sources;
6. To develop a professional speaker's bureau in safety and security concepts and programs; and
7. To create a program of cooperation and assistance with all law enforcement agencies as it pertains to maintenance of safety and secure new environments in public housing.

The primary purpose for the creation of this Association is to gather and exchange the experience and expertise each security director possesses. There are many years of experience among these men and women that can be made available to all LHAs.

The Association met and determined that safety and security in public housing has been relegated to less than first level priority. This has been consistently reflected through inadequate budget allocations by local housing authorities, thus minimizing safety and security efforts and accomplishments. Realistically, security should be included in the operating budgets of all LHAs. It has only been in the last few years that HUD recognized as a budget line item any security personnel costs.

A decided national decline in occupancy has resulted from escalating tenant concern relative to actual or perceived rise in the trends and level of criminal activity, anti-social behavior, juvenile delinquency drug abuse and vandalism.

Unless a concentrated, immediate effort is made, a national crisis in public housing is imminent. Therefore, the directors of security for public housing throughout these United States, affirm the position that legislation, permanent funding and a total recognition of the gravity of the safety and security related problems in public housing must be approached systematically, expeditiously and totally to guarantee the continued survival of safe and secure public housing.

Although local police attempt to provide the same services to LHA tenants as provided to other residents of the city, such services have proved to be inadequate due to the lack of patrol in the projects and a response to the projects only on call.

LHA tenants require a unique service that city police agencies are unable to provide, whereas, housing authority police could render this function. It has often been suggested that tenant patrol is the answer to security in the LHA. The question being: Do other residents of the city patrol their streets? All too often, the poor are asked to work for minimum wages. Residents of public housing are being short changed on security. Example: \$2M is spent on a housing complex, and security is omitted. In 1973, H. R. Crawford recognized that security was the most important problem in public housing. Yet, nothing was done by HUD. LHAs need to take a close look at funding at LEAA, the Mayor's Criminal Justice Council and the California State Plan of LEAA.

The Association is also requesting support from NAHRO, State Senators, Mayors, United States Representatives, Governors, the tenants of all housing authorities, HUD and the National Public Housing Tenants Association. The passage of Bill HR 1170 and HR 4391 cannot be accomplished without the full support of the above listed organizations and persons.

Housing Authority and security personnel were represented at this Conference from 23 cities throughout the country."

Commander Weatherspoon commented further that he was very impressed as it was a "no nonsense" type of conference and was surprised to learn that "all local housing authorities throughout the country had similar problems regarding security, although in a different vein", and referenced some housing authorities funded strictly by LEAA, some by the Criminal Justice Commission, some under the Target Projects Program and some by the city. San Francisco Housing Authority is one of the few funded from the Operations Budget. Commander stressed the importance of H.R. 1170, a Bill now in Congress which appropriates up to \$70 million for security and amends the United States Housing Act of 1937. The Commander asked support from LHA's around the country, large cities, governments on state and federal levels, to make them aware of this Bill, and said that this is very important for all housing authorities and needs the support of all tenants, and asked that in the forthcoming conferences of the National Tenants Organization on May 13 and NAHRO Pacific Southwest Regional that this Bill be brought to their attention. In conclusion, Commander stated that much of funding is "political", and "political clout" is needed to acquire a portion of the \$70 million. Commissioner Ergina asked the Commander how the security problems of our residents compare with other housing authorities in the country--top or bottom. Commander replied that we were in the "middle", that the other biggest problem is "funding", and referenced the lack of funds under the TPP Program for security. Commissioner Ergina stated that he had read a report on crime where California is said to have the highest amount of narcotics activity and asked Commander to comment on the involvement of SFHA projects. Commander Weatherspoon stated that the ambulance service is constantly called to the projects for "OD's". Commissioner Ubalde was very concerned that the Security Conference ended on a note of lack of funding and stated that "funding is not a panacea for security" in that the "government has to solve the problem of security for us" and recalled that he had requested a comprehensive study of security needs of the Housing Authority and that this report is due some time this month, but had hoped that it would have been included in the Commander's report. Commissioner Byrnes asked whether security forces work separately from the city police. Commander replied that in Kansas, city police do not response to calls from the projects unless requested by the housing

authority police, whereas in Boston, patrolling is done by the city police assigned to that detail on a 24-hour basis and that "there is very good cooperation from the city department".

Secretary announced that at the last Commission meeting it was reported that cuts were made from the Community Development and Assisted Housing Budgets, and an official communique from NAHRO disclosed that these cuts have been restored, partly because of the efforts of a letter writing campaign by PHTA, City-wide Senior Citizens Council, individual public housing residents and Commissioners, and on behalf of Staff, expressed his thanks. Commissioner Byrnes recommended a letter of thanks be sent to Senator Alan Cranston for his action in this matter.

NAHRO "DIVERSITY" WORKSHOP - ALBUQUERQUE, NEW MEXICO

Secretary stated that NAHRO held a similar workshop in New Orleans which addressed itself to the concerns of Blacks, Native Americans, Oreintals and women with a register of 410 in New Orleans in February 1976. The National Equal Opportunity Committee held its "Diversity" Workshop in New Mexico and registered 215. Some of theguest speakers included Chester McGuire, Assistant Secretary for Fair Housing and Equal Opportunity and George Brown, Acting Deputy Assistant Secretary for Consumer Affairs. Mr. Scott stated that the Carter Administration will be pushing hard for equal opportunity, preservation of neighborhoods and involvement of citizens in housing and community development programs, and furthermore, all participants, including Commissioner Ubalde and Commissioner Wallace, share the opinion that they favored programs that honor equal opportunity and that allow local residents to find solutions to their own, often unique, problems. Commissioner Ubalde wished to recognize the able leadership of the Executive Director at the Conference, he reaffirmed similar problems in the housing authority and was displeased to find that "solutions were not quite available". In addition, Commissioner Ubalde expressed appreciation for the "sharing" among Commissioners, representatives from PHTA who attended the meeting and thanked Mrs. Jannie Starks and Mrs. Lucille Walton for their "help and deep concern about housing in our city". Commissioner Ubalde also conveyed disappointment at the luncheon speaker who "did not contibute much" and at the representative from the White House who "lectured us rather than assisted us". Commissioner Ubalde said that he learned more in the session about tenant participation than the rest of the sessions in which he participated, and referenced the minority contractors who also attended. Commissioner Ubalde stated the need for impact legislation in contacting Representatives and representatives of HUD to create bonding loans for five years so that minority contractors can have access to these loans for use as a possible bond and hoped that this can be followed up. Secretary commented that Ms. Erma O'Neal from Las Vegas Housing also related that the "best session was very complimentary on tenant participation in housing management". Commissioner Wallace said that one of the things very "unique" about the National NAHRO Conference was that there were many Native Americans represented, and referenced that they were willing to try again to be part of NAHRO in spite of not understanding rules and regulations particularly on Annual Contributions Contract and procedures for addressing the body. Commissioner Wallace stated that she was very impressed with Mrs. O'Neal, tenant commissioner from Las Vegas and Ms. Blankenship, HUD counsel for Section 8 and Community Development and referenced discussions about tenant participation in housing managemnet "still a forrest in many areas" and "tenant participation not really a reality", and stated that many housing authorities in this country favor the appointment of two tenant commissioners in each authority. Mrs. Lucille Walton, representing PHTA, presented her remarks of the Conference and stated that she found the Conference quite interesting and attended the workshop with Commissioners Wallace and Ubalde and remarked that the workshop in tenant participation was "one of the very best".

7. REPORT OF COUNSEL:

INTERNATIONAL HOTEL

Secretary reported that Judge Arnold disqualified himself from hearings on the Writ of Mandate challenging the Resolution of Necessity on International Hotel. Judge Rolph, presiding judge, will have all counsel present--Mr. Vizzard, Mr. Sullivan and Mr. Washburn, and will decide who shall be assigned the case. The request of the Commissioners for the financial update of IHTA will be filed once the Courts make a decision on the Resolution of Necessity.

8. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT

Secretary presented the following document:

"April 26, 1977

HUD made its second quarterly visit to the Housing Authority Target Projects Program on April 26, 27, and 28, 1977. This quarterly visit consisted of on-site interviews and an interview and exit conference with the Executive Director. The findings and recommendations resulting from this quarterly visit will be forwarded to the Housing Authority within thirty days.

May 2, 1977

The TPP Audio-Visual Committee met and recommended that the objective under the TPP Audio-Visual Monitoring, could best be achieved by establishing: 1) a TPP newsletter; 2) historical photo records for each TPP area; and 3) a slide presentation of before and after scenes of each TPP area. In addition, a letter explaining the above-mentioned proposals was forwarded to the President of the TPP Resident Advisory Council and each member of the Council.

May 5, 1977

The Resident Advisory Council met at 3:00 p.m. The lack of a quorum prevented the transaction of official business. Several items were discussed among them, the TPP Security Program. Correspondence was received from HUD relative to the TPP Objective, "Improve Tenant/Community Services". HUD expressed concern regarding the eligibility of Direct Service expenditures.

TPP Modernization Activities

A follow up meeting was held with the minority contractors and HUD's Minority Participation Coordinator, Equal Opportunity Division on May 5, 1977, regarding our TPP Modernization Program. As a result of this meeting, staff is drafting a resolution for review and refinement by the Housing Authority's Counsel. This resolution will employ the substantive points covered and supported by the minority contractors at the April 28, 1977 Commission Meeting.

Future meetings are scheduled and will include an expanded group of minority contractors.

TPP Construction Activities

Construction work by Housing Authority's Force Account is approximately 15% complete.

Subcontract rebidding took place on May 3, 1977. Bids were received for site paving, electrical, plumbing, and site utilities. Again no bids were received for stucco, flooring and ceramic tile.

Rehousing Report

The statistical update for rehousing in CAL 1-17A West are as follows:

Number of Occupied Units Remaining	9
Number of Vacant Units	210
Residents Assigned Reservation Numbers	2

The issuance of Thirty-Day Notices has been recommended for the remaining residents of CAL 1-17A West."

SUNNYDALE COMMUNITY CENTER - STATUS REPORT

Secretary announced that the previous status report of April 14, 1977 on the use of the Sunnydale Community Center was sent to Commissioners, All Peoples Coalition. The Chair recognized Mr. Rene Shepherd, community organizer for All Peoples Coalition. Mr. Shepherd stated that for the last eight months, APC has been meeting with residents of Sunnydale and for a year has attempted to meet with Housing Authority staff to establish program for the use of the Sunnydale Community Center, and after "everything failed", he is now bringing the matter before the Commission. Mrs. Anna Rose, President of the Sunnydale Community Center Advisory Board, was recognized, and informed the Commission and audience of the many activities that take place at the Community Center and welcomed all participants in their fund-raising, child care and food programs. Mrs. Rose declared that Sunnydale is "already organized", and requests for the use of the Center should be made by writing a letter to Family Tenant Services for the attention of the Sunnydale Coalition.

Commissioner Byrnes moved the entire matter be referred to Staff for resolution. Further discussion disclosed that at a Board meeting, APC elected not to be part of PHTA and discussion continued with members of Sunnydale tenant groups and community organizations all voicing their concern regarding the use of the Center. Commissioner Ubalde suggested that enough time had been given to the issue and asked the Executive Director reply. Secretary replied that six years ago, after many meetings, the Sunnydale Association came up with ten different groups forming the Sunnydale Coalition with its own by-laws and had set up guidelines for the use of the community space at 1654 Sunnydale. Executive Director concurred with recommendation made by Commissioner Byrnes to have Staff resolve the issue to the best of their ability. Mr. Shepherd requested the Commission amend the motion to include one member of the Commission present at the negotiations. The motion as amended was seconded by Commissioner Helpman and unanimously carried.

9. NEW BUSINESS:

SENIOR CITIZENS MONTH

Commissioner Ergina introduced the following Resolution:

RESOLUTION NO. 2079
* * * * *

RESOLUTION ACKNOWLEDGING SENIOR CITIZEN MONTH
* * * * *

RESOLUTION NO. 2079

RESOLUTION ACKNOWLEDGING SENIOR CITIZEN MONTH

WHEREAS, the month of May this year has been designated as Senior Citizens Month; and

WHEREAS, senior citizen residents of San Francisco Housing Authority facilities have long prepared for this observance and have been fully engaged in its activities; and

WHEREAS, representatives of this Authority participated in the Senior Citizens Annual Concert and Dance held May 6, 1977; and

WHEREAS, one of the high points in the month-long observance will be a Town Hall Meeting on May 14, 1977 with the Senior Citizen Citywide Council as one of the sponsors:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission congratulate the senior residents for their actions and interest as evidenced by the activities of their month; and

BE IT FURTHER RESOLVED:

That all of the elderly residents of San Francisco be and hereby are urged to attend and take an active part in the Senior Citizen Town Hall Meeting to the end that the concerns of this vital segment of the population receive the public attention that they warrant.

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Representatives of the public housing senior citizens council were acknowledged and applauded. Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Rev. Jim W. Jones	NAYS:	None
	Ms. Cleo F. Wallace		
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	The Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman declared the foregoing Resolution adopted.

Secretary announced that Commissioner Byrnes attended the awards ceremony for senior citizens art works held at the Hall of Flowers. Commissioner Byrnes stated that she was very impressed with the "creativity and vitality" shown by participants and was honored to have Mr. Ray Taliaferro, President of the San Francisco Arts Commission, assist her in the giving of awards for sculpture, paintings and other forms of art. Commissioner Byrnes stated that the Arts Commission will be purchasing art works for public buildings and will view some of the senior citizens art work for possible display. Commissioner Byrnes commended Miss Effie Robinson and her staff and congratulated them all.

TRAVEL:

Commissioner Byrnes introduced the following Resolution:

RESOLUTION NO. 2080
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
TO ATTEND THE SIXTH ANNUAL MEETING OF THE
NATIONAL LEASED HOUSING ASSOCIATION, JUNE 9-10, 1977
* * * * *

RESOLUTION NO. 2080

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.,
TO ATTEND THE SIXTH ANNUAL MEETING OF THE
NATIONAL LEASED HOUSING ASSOCIATION, JUNE 9-10, 1977

WHEREAS, the National Leased Housing Association will hold
its Sixth Annual Meeting in Washington, D. C., June 9-10, 1977; and

WHEREAS, the program is designed to allow members of the
Association to explore, among other subjects, new legislation affecting
the Section 8 Program, the Housing Assistance Plan in connection with
HUD's Community Development Block Grant Program, debt financing for Section 8
New Developments and the progress of the Section 8 Program, nationwide; and

WHEREAS, the San Francisco Housing Authority administers a 500-unit
Section 8 Program; and

WHEREAS, this Authority deems that the attendance of such
Commissioners and Staff as the Commission and Executive Director may
indicate at the Conference is essential to the conduct of its low-rent
operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such Commissioners and Staff as the Commission
and Executive Director may indicate be authorized to travel to Washington,
D. C., June 9-10, 1977 for the purpose of attending the aforementioned
Conference.

II. That expenses and per diem be allowed in accordance
with the travel policies of this Authority.

III. That this Resolution shall become effective immediately.

'The Contract will be awarded to the responsible bidder submitting the lowest proposal complying with the conditions of the Invitation for Bids, providing his bid is reasonable and it is to the best interest of the Local Authority to accept it.

The Local Authority reserves the right to reject any or all bids and to waive any informalities in the bidding.'

Because of the close proximity of the two bids, Staff feels that the best interest of the Authority will be served in the furtherance of its stated Affirmative Action policy by awarding the Contract to Transbay Plumbing Company, a minority-owned firm.

3. Resolution Authorizing Executive Director to Negotiate Work for Exterior Stucco, Flooring and Ceramic Tile in Hunters Point (CAL 1-17A) Upper - 30 Units.

The Authority has been unsuccessful in obtaining bid interest for three work items in the thirty units "pilot" area after two attempts at public bidding. We are also committed to a schedule of completion for these units. It now appears that further activity in soliciting bids for the work would not only be fruitless but also would delay work completion well beyond the current schedule.

It is therefore recommended that, in conjunction with our force account staff, the Authority negotiate the contracts for these remaining work items."

Secretary stated that the following resolutions pertain to the Target Projects Program and the rehabilitation work in the TPP Program. Commissioner Byrnes introduced the following:

RESOLUTION NO. 2081
* * * * *

RESOLUTION REJECTING SUB BID - CAL 1-17A WEST
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RESOLUTION NO. 2081

RESOLUTION REJECTING SUB BID - CAL 1-17A WEST

WHEREAS, on March 29, 1977, sub-contractor bids were opened for various rehabilitation work items at Project CAL 1-17A (West); and

WHEREAS, on April 6, 1977, the Executive Director was authorized to reject bids received for Plumbing and Electrical and to rebid the work immediately; and

WHEREAS, following the rejections, the Authority again advertised for sub-bids on April 12, 13 and 14, 1977, and bids were opened on May 3, 1977; and

WHEREAS, certain bids for electrical work were received, publicly opened in accordance with prior advertisement, and read aloud, as follows:

1. Rudolph Electric Company \$85,260.00
2. Abbett Electric Company \$76,000.00

WHEREAS, after review of the Authority's budgeted amount for the electrical work involved, it has been determined that these second bid submittals received exceed the budgeted amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the aforementioned bids received for the Electrical work are hereby rejected.

II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.

III. That the Executive Director is instructed to proceed on said rehabilitation project utilizing the Authority's Force Account personnel immediately.

Secretary announced that the National Leased Housing Conference will include as principal speakers Patricia Harris, Assistant Secretary Lawrence Simons and Robert Embry, Assistant Secretary for Community Planning and Development who administers crucial Housing Assistance Plan as it relates to Section 8 for the coming year. Commissioner Byrnes moved the foregoing Resolution be adopted. Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Rev. Jim W. Jones	NAYS:	None
	Ms. Cleo F. Wallace		
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	The Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman declared said motion carried.

TARGET PROJECTS PROGRAM - CAL 1-17A WEST, 30 UNIT SEGMENT-SUBCONTRACTOR BIDS

Secretary presented the following document:

"Prior to the last Commission meeting, Staff requested and received permission to reject plumbing and electrical bids received on the bid date of March 29, 1977. These work items and others were readvertised for bid opening on May 3, 1977.

Again bid response was disappointing. The listings of bid results indicate that bids were received for only three of the six listed work items.

Accordingly, Staff is presenting the following three Resolutions for consideration:

1. Resolution Rejecting Sub-Bid for CAL 1-17A West.

The Bids received by two Electrical Subcontractors were higher than the first bid advertisement of March 29, 1977, and thus exceeds the estimated budget more than the previous bid. Staff is recommending that this work be done by Force Account in lieu of rebidding the work a third time.

2. Resolution Awarding Sub-Contracts - Cal 1-17A West.

Staff is recommending award of contracts for bids received for two of the work items.

One Bid was received for Asphaltic Concrete Paving. Since the Bid amount is within the estimated budget for the work Staff recommends award of a contract to B. Fontana & Sons, subject to approval of the Contractor's Affirmative Action Program.

Three Bids were received for the Plumbing and Site Utilities work, all within the estimated budget for the work.

Bid evaluation was made on the basis of the total Bid Proposal submitted by each bidder. The two lowest proposals received are:

\$105,426.00 and \$106,225.00,
a difference of .7 of 1%.

Contained within the Bid Documents, under "Instructions to Bidders" is Section 2, which states as follows:

Commissioner Byrnes moved the following Resolution be adopted
Commissioner Ergina seconded and upon Roll Call the "AYES" and "NAYS"
were:

AYES:	Rev. Jim W. Jones	NAYS:	None
	Ms. Cleo Wallace		
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	The Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman declared the motion carried.

AWARDING SUBCONTRACTS - CAL 1-17A WEST

Before the introduction of Resolution Awarding Subcontracts for Cal 1-17A West, the Chair recognized a representative of Broadway Plumbing who stated that a letter from Broadway Plumbing was sent to the Executive Director saying that the Housing Authority did not comply with the requirements on bid documents, that the Appendix A should have been part of that contract. Secretary replied to Mr. Robert Nurisso, Broadway Plumbing president, that Staff reviewed documents with Housing Authority Counsel and HUD Counsel and was of the opinion that we were on "sound legal ground" for making recommendations for the award of contract. Mr. Nurisso still maintained that Appendix A must be submitted and completed and as part of the contract, the bid documents submitted by the two lowest bidders did not comply with the contract and the award cannot be given at this time. Mr. Nurisso referenced that Broadway Plumbing had lost out on approximately seven months of contract work in Hunters Point, Site 15 for site improvements. In conclusion, Mr. Nurisso stated that he has been doing business in the Hunters Point area for 27 years and that 50% of his employees are from the community.

Commissioner Wallace moved that the Resolution Awarding Sub-Contracts for Hunters Point CAL 1-17A West be tabled subject to further study by Counsel. Commissioner Byrnes seconded the motion. Unanimously carried.

CONTRACT WORK - CAL 1-17A WEST, UPPER THIRTY UNITS

Commissioner Ubalde introduced the following Resolution:

RESOLUTION NO. 2082
* * * * *

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE
CONTRACT WORK FOR EXTERIOR STUCCO, FLOORING AND CERAMIC
TILE - PROJECT CAL 1-17A WEST, UPPER THIRTY UNITS
* * * * *

ORIGINAL ARTICLES	1
REPORTS	1
SYMPOSIUM	1
EDITORIAL	1
DEPARTMENTS	1
NOTES	1
LETTERS TO THE EDITOR	1
OBITUARY	1

SYMPOSIUM ON THE TREATMENT OF TUBERCULOSIS

REPORTS BY THE AMERICAN TUBERCULOSIS ASSOCIATION

The American Tuberculosis Association has been organized for the purpose of promoting the study and treatment of tuberculosis in this country. It was founded in 1904 and has since that time been active in the dissemination of knowledge regarding this disease. The association has been successful in its efforts to bring about a better understanding of tuberculosis among the general public and to secure the cooperation of the medical profession in the fight against this scourge. It has been particularly successful in its efforts to secure the cooperation of the medical profession in the study and treatment of tuberculosis. The association has been successful in its efforts to bring about a better understanding of tuberculosis among the general public and to secure the cooperation of the medical profession in the fight against this scourge. It has been particularly successful in its efforts to secure the cooperation of the medical profession in the study and treatment of tuberculosis.

The American Tuberculosis Association has been successful in its efforts to bring about a better understanding of tuberculosis among the general public and to secure the cooperation of the medical profession in the fight against this scourge. It has been particularly successful in its efforts to secure the cooperation of the medical profession in the study and treatment of tuberculosis.

The American Tuberculosis Association has been successful in its efforts to bring about a better understanding of tuberculosis among the general public and to secure the cooperation of the medical profession in the fight against this scourge. It has been particularly successful in its efforts to secure the cooperation of the medical profession in the study and treatment of tuberculosis.

The American Tuberculosis Association has been successful in its efforts to bring about a better understanding of tuberculosis among the general public and to secure the cooperation of the medical profession in the fight against this scourge. It has been particularly successful in its efforts to secure the cooperation of the medical profession in the study and treatment of tuberculosis.

RESOLUTION NO. 2082

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE CONTRACT
WORK FOR EXTERIOR STUCCO, FLOORING AND CERAMIC TILE - PROJECT
CAL 1-17A WEST, UPPER THIRTY UNITS.

WHEREAS, the Housing Authority of the City and County of San Francisco solicited public bidding for subcontract work for Exterior Stucco, Flooring and Ceramic Tile on March 11, 14 and 15, 1977, with bid opening of March 29, 1977 and on April 12, 13 and 14, 1977, with bid opening of May 3, 1977; and

WHEREAS, on both bid opening dates, no bids were received for Exterior Stucco, Flooring and Ceramic Tile; and

WHEREAS, it has been determined that the Authority has complied with all regulations concerning public bidding procedures in order to obtain competitive bid proposals; and

WHEREAS, it has been further determined that continuous bidding procedures would create indeterminate delays to construction work now in progress and thus additional costs to the prosecution of the work not in the best interests of the Authority and the Residents of the area.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the Executive Director be, and is hereby authorized to seek qualified subcontractors to perform Exterior Stucco work, Flooring work, and Ceramic Tile.
- II. That, upon determination of each subcontractor's qualifications by the Executive Director, he shall be authorized to negotiate a mutually agreed upon amount for the work and execute a contract for same.
- III. That the contracts executed for the work shall contain all applicable covenants included in normal contracts executed by the Authority for work of a similar nature.
- IV. That this authorization to negotiate contracts as enumerated above shall apply only to the work for the thirty unit portion of the upper section of CAL 1-17A (West).
- V. That this resolution will become effective immediately.

Commissioner Ubalde moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Rev. Jim W. Jones	NAYES:	None
	Ms. Cleo Wallace		
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	The Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman declared said motion carried.

TRAVEL:

Commissioner Ergina introduced the following Resolution:

RESOLUTION NO. 2083
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO DENVER, COLORADO
TO ATTEND THE NATIONAL TENANTS ORGANIZATION CONFERENCE -
JUNE 18-26, 1977
* * * * *

RESOLUTION NO. 2083

RESOLUTION AUTHORIZING TRAVEL TO DENVER,
COLORADO TO ATTEND THE NATIONAL TENANTS
ORGANIZATION CONFERENCE, JUNE 18-26, 1977

WHEREAS, the National Tenants Organization will hold a
Conference in Denver, Colorado, June 18-26, 1977; and

WHEREAS, Commissioner Cleo F. Wallace is Chairperson
of the Western Regional National Tenants Organization and a member
of the Executive Board of NTO; and

WHEREAS, the Executive Director has been asked to
participate as a panelist in a workshop session at the Conference; and

WHEREAS, this Authority deems that the attendance at the
aforementioned Conference of such members of this Commission and
Staff as the Commission and Executive Director may indicate is
essential to the conduct of its low-rent housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission and Staff
as the Commission and Executive Director may indicate be authorized
to travel to Denver, Colorado, June 18-26, 1977 for the purpose of
attending the aforementioned Conference.

II. That travel time, expenses and per diem be
allowed in accordance with the travel policies of this Authority.

III. That this Resolution shall become effective
immediately.

Secretary stated that Commisioner Wallace is Chairperson of the Western Regional Conference of National Tenants Organization and a member of the National NTO Board of Directors, and the Executive Director has been asked to participate as a panelist in one of the workshop sessions of the Conference, and Staff recommends adoption.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Rev. Jim W. Jones	NAYS:	None
	Ms. Cleo Wallace		
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	The Rev. Dr. A. C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman declared said motion carried.

The Chair recognized Ms. Frances Williams, President of the TPP Resident Advisory Council. Ms. Williams stated that the TPP Advisory Council wishes to attend the National Tenants Organization Conference in Denver and would like to rent a bus. Commissioner Wallace replied that whatever support she can give is certainly "my pleasure and honor" and would like to have some representation from San Francisco. Chairman Jones graciously offered the use of a bus from the Peoples Temple Church.

10. ADJOURNMENT:

Chairman declared the meeting adjourned at 12:05 p.m.

Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, May 26, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, May 26, 1977.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT: Rev. Jim W. Jones, Chairman
Ms. Cleo Wallace, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Mr. George Patton Colbert, Commissioner

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/
Executive Director
Mr. John E. Sullivan, Counsel

Chairman declared a quorum present and announced that Commissioner Colbert would be late and Commissioner Ubalde presently excused.

2. VISITORS:

Secretary acknowledged and welcomed all visitors present.

3. APPROVAL OF AGENDA:

Commissioner Wallace moved that the agenda be the agenda of the day. Commissioner Byrnes seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Byrnes moved the Minutes of the Reconvened Recessed Meeting of May 26, 1977, as distributed, be approved. Commissioner Ergina seconded. Unanimously carried.

5. SPECIAL ORDER OF BUSINESS:

REPORT OF COMMISSION EXECUTIVE SESSION RE INTERNATIONAL HOTEL

Secretary stated that an Executive Session was held on May 24, 1977 and recalled that because of Clause No. 5 of the Indemnification Agreement, this Commission reviewed the progress of the IHTA regarding financing the acquisition of the Hotel and presented background material:

"After a public hearing on December 23, 1976, the Commission of the Housing Authority of the City and County of San Francisco adopted a Resolution of Necessity designating the International Hotel as a proper site for low income housing and at said hearing, it was determined that the International Hotel Tenants Association would require time to organize its financing program for purchase of the International Hotel.

On May 24, 1977 an Executive Session was held for the purpose of reviewing the status of litigation between the Housing Authority and Four Seas.

As an aspect of said Executive Session, financing progress of IHTA was discussed pursuant to Clause No. 5 of the Indemnification Agreement, which states that this Authority may rescind its Resolution of Necessity in the event that IHTA has not in the sole opinion of the Authority, made reasonable progress toward securing, on or before the end of the fifth month after adoption of said Resolution of Necessity, financing for the acquisition of the International Hotel."

Chairman declared that in light of the Board of Supervisors' request for specific information regarding the status of the International Hotel situation, the Commission is requesting IHTA's full and complete cooperation in providing records, financial statements, rents and income levels to assist the Housing Authority staff in responding to the Board of Supervisors.

Chairman then referred to a recent press release provided by a member of the San Francisco Chronicle staff and read into the record by the Secretary:

"For Immediate Release...May 25, 1977

Event: Housing Authority meeting to discuss the status of the City's plan to buy the International Hotel

Date: 10 A.M., Thurs., May 26, 1977
440 Turk Street

From: Workers Committee to Fight for I Hotel and Victory Bldg.
For more information, contact: Paula Liang or Bill Lee
at 781-4989 or 397-0629.

The SF Housing Authority, in a private meeting with the International Hotel Tenants Association, on Tues. May 24th stated that the tenants must come up with \$1.3 million in 30 days or they will abandon the plan to buy the International Hotel.

Diane Feinstein has written a letter demanding the Housing Authority act to make sure the tenants come up with the money.

Clearly, the city's plan is an eviction plan. To demand that the elderly Chinese and Filipino tenants come up with \$1.3 million to live in an 8' by 10' room is outrageous!

The Workers Comm. will be speaking at this hearing to let the Housing Authority know the City must buy and keep the International Hotel for low cost housing and community centers. "Exercise Eminent Domain Now!"

Chairman called upon Mr. Gil Graham, attorney for IHTA to repudiate the foregoing statement as "not factual" of the private meeting held on May 24, 1977. Mr. Graham stated that he did not think that "it is his position to repudiate" the statement and that there has been a "misunderstanding", and that within the last 24 hours, this has been clarified. Mr. Graham stated that the understanding has not changed in that the Housing Authority will continue to try to take possession of the IH property through legal means and that whenever the Commission or staff wishes IHTA to show what progress they are making, IHTA will do whatever they can to facilitate this matter.

Commissioner Ergina moved that in recognizing our responsibility and accountability as it relates to Clause No. 5 of the Indemnification Agreement, I move that without waiving or changing any of the terms of the Indemnification Agreement, the matter of analyzing whether IHTA is making reasonable progress toward securing and presenting a fiscal program for the repurchase of the International Hotel from the Housing Authority, in line with the proposal of Mayor Moscone and the resolution of the Board of Supervisors dated November 30, 1976, be referred to staff to develop a report to the commission as soon as feasible. Commissioner Byrnes seconded the motion. Unanimously carried. A discussion followed. Commissioner Wallace was insistent that records be made available for this Commission and Mr. Graham replied that if the Commission wishes to see IHTA's records, there would be "no problem" and verification of tenants living at IH would be provided. For the record, Secretary declared that all records would be treated with complete confidentiality.

6. GENERAL COMMUNICATIONS:

CHINATOWN COALITION FOR BETTER HOUSING

Secretary read the following into the record:

"

Mr. Walter Scott
Executive Director
San Francisco Housing Authority
440 Turk Street
San Francisco, Ca. 94102

Dear Mr. Scott:

I'm sure that it is no secret to you that the housing conditions in the greater Chinatown area are among the worst in the nation. You are probably also aware of the fact that since 1972, when the Department of City Planning released its "701" Chinatown Housing and Recreation Study, precious little has been done.

The study called for 2300 units of new construction and the rehabilitation of an additional 1950 existing units of housing by 1982. Five years after the release of the study, only 175 units of housing are planned with construction yet to begin. It is quite obvious that the target will never be achieved unless a quite considerably greater amount of attention and resources are directed towards efforts to improve Chinatown housing.

We understand that the City of San Francisco is committed to improving the housing conditions of its residents. We feel that the time for the city to take some concrete steps has come. The Chinatown Community has fought for site acquisition monies in the last three years and has gotten the Mayors Office of Community Development to reserve a sum of \$500,000.00 each year for that purpose.

We have also identified a site that has great potential for the development of low-cost housing without the threat of massive displacement. Lots numbered 16 and 17 of Assessors block number 217 seem to fit the criteria for selection of sites and also seems to enable the development of up to 40 units of elderly housing. We request that you initiate action to acquire and develop the site without delay.

Yours truly,

Phil Chin

Y.E. Leong

May 26, 1977

Secretary stated that meetings were held with representatives and leaders of Chinatown Coalition and the HA pledged support and assistance whenever possible and recommended that this matter be referred to the Site and Design Committee of the Commission and for Staff to follow up on this issue immediately. Executive Director clarified for the Commission that the Chinatown Coalition for Better Housing Association is separate from the Ping Yuen Tenants Association and was formed six years ago, with a broad cross-section of representatives of the Greater Chinatown area which includes some residents from Ping Yuen and North Beach and referenced a study made in 1972 wherein several recommendations resulted, although "nothing has been done".

Commissioner Colbert entered the meeting at 10:25 a.m.

Commissioner Ergina questioned the reason why the Housing Authority was asked for their help in the acquisition of Block 217 site selection. Mr. Scott replied that this was to "follow the low-rent character of the development" and the Coalition feels that the Housing Authority is most familiar with the "process with which to develop these kinds of units" and that they have the utmost trust and confidence in the Housing Authority.

Commissioner Byrnes moved that the issue be referred to the Site and Design Committee of the Commission. Commissioner Wallace seconded Unanimously carried.

7. REPORT OF SECRETARY

PACIFIC SOUTHWEST REGIONAL CONFERENCE - NAHRO - 36th ANNUAL CONFERENCE

Secretary presented the following document:

"

The 36th Annual Conference of the Pacific Southwest Regional Conference of NAHRO was held in San Francisco May 21-24, 1977. Many of our Commissioners and Staff were able to attend.

GENERAL REMARKS

The Conference was very well attended. Some were in attendance from as far away as Guam and Saipan. Thirty-one exhibitors chose to set up booths at this conference and a goodly number featured energy and water-saving devices.

The first two days of the Conference were devoted to workshops for Commissioners of Housing Authorities and Redevelopment Agencies. Topics covered included tools for more effective Commission meetings, duties and roles of Commissioners, recent developments in housing and community development and pending legislation of interest.

GENERAL SESSION

The General Session was held on Monday, May 23rd. The delegates were welcomed by the Mayor of the City of San Francisco, George R. Moscone. Then, the entire assemblage was addressed by California's Lieutenant Governor, Mervyn Dymally, who spoke of the key importance of decent housing for all citizens and the need for economic development to provide opportunities for employment to more citizens.

The General Session was also addressed by HUD's San Francisco Area Office Director, Mr. James Price. Mr. Price said that after the federal government had been feeding HUD and those agencies looking to HUD for a number of years with only hash, the new administration was coming across with a far richer diet of varied and succulent dishes. A great deal more funds are being earmarked for new subsidized housing construction in both Section 8 and conventional public housing. Public housing operating subsidies are being increased. HUD is also taking strong action to see that localities employ community development block grant funds primarily for the benefit of those of low and moderate income and that CD programs are in accord with the locality's Housing Assistance Plan. Mr. Price also discussed the proposed Urban Development Action Grants which would be used for economic and residential development and which would be earmarked for those areas with a declining tax base and a declining rate of employment opportunities.

HOUSING SESSIONS

The sessions on housing held on Monday and Tuesday, May 23rd and 24th, focused on both leased housing and conventional public housing. The discussions on Section 8 existing housing focused on the means for achieving a successful program as well as divergent directions from HUD, inadequate administrative fees and failure of HUD to appropriate sufficient funds for conversion of Section 23 units when the deadline for such conversion is just a year away.

A session was devoted to the Performance Funding mechanism for providing operating subsidy for conventional public housing. It was the consensus of the panel that present methods of computation are unfair and provide insufficient operating funds. The panel speaker was Mr. Ken Cavanaugh, Controller of the San Francisco Housing Authority, who mentioned that HUD Secretary Harris has ordered a complete review of the Performance Funding System and that Authorities represented at the Conference who were experiencing difficulty should make their difficulty known on the national level.

A session was also devoted to public housing maintenance procedures and suggested methods for improvement.

We were most happy to see the regional conference in San Francisco and feel that it provided a useful and informative forum for all participants".

Commissioner Wallace moved the Regular Meeting recess for the Annual Meeting. Commissioner Byrnes seconded. Meeting recessed at 10:30 a.m. to be reconvened at the conclusion of the Annual Meeting.

The Commission of the Housing Authority of the City and County of San Francisco reconvened in regular session at the Office of the Authority, 440 Turk Street, in the City of San Francisco at 10:36 a.m., Thursday, May 26, 1977.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT: Rev. Jim W. Jones, Chairman
 Ms. Cleo Wallace, Vice Chairman
 Dr. Amancio Ergina, Commissioner
 Ms. Joan Byrnes, Commissioner
 Mr. Martin Helpman, Commissioner
 Mr. George Patton Colbert,
 Commissioner

EXCUSED: The Rev. Dr. C.A. Ubalde, Jr.,
 Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II
 Secretary/Executive Director
 John E. Sullivan, Counsel

Discussion continued on Secretary's report of Pacific Southwest Regional NAHRO Conference. Commissioner Ergina commented that he was pleased to have attended the meeting and met many commissioners from this area and he "received more answers than questions" which led him to believe that "the future of public housing is very bright".

PROJECT NOTES:

Secretary presented the following document:

"Bids were opened May 17, 1977 for the following Group Financing:

Fifth Series - 1977 \$42,632,000

Sixth Series - 1977 \$60,707,000

The successful bidders were:

Fifth Series - 1977	<u>Amount</u>	<u>Interest</u>	<u>Premium</u>
Bank of America, et. al.	\$42,632,000	2.74%-2.77%	\$1,731.00
Sixth Series - 1977			
Bank of America, et. al.	\$60,707,000	2.76%-2.77%	\$2,464.00

For your information, the last bid opening on April 12, 1977 resulted in rates of 2.49% to 2.53%. Additional details are as follows:

<u>SIXTH SERIES 1977</u>	<u>Amount</u>	<u>Interest</u>	<u>Premium</u>
Bank of America, et. al.	\$60,707,000	2.76-2.77%	\$2,464.00
Bank of New York	\$ 2,000,000	2.77-2.82	-0-
United California Bank	\$60,707,000	2.84-2.97	\$2,504.00
First National City Bank, et. al.	\$60,707,000	2.98	\$2,179.00
Morgan Guaranty Trust et. al.	\$60,707,000	2.99	\$2,489.00
Bankers Trust	\$60,707,000	2.96-3.00	\$ 105.00
Crocker National Bank et. al	\$60,707,000	3.12-3.17	\$ 48.00

<u>FIFTH SERIES - 1977</u>			
Bank of America, et. al.	\$42,632,000	2.74-2.77	\$1,731.00
First National Bank of Boston	\$42,632,000	2.83	\$ 425.00
United California Bank	\$42,632,000	2.83-2.97	\$1,774.00

First National City Bank et. al.	\$42,632,000	2.97	\$1,530.00
Morgan Guaranty Trust et. al.	\$42,632,000	2.99	\$1,748.00
Bankers Trust	\$42,632,000	2.88-3.00	\$ 84.00
Crockers National Bank et. al.	\$42,632,000	2.91-3.04	\$ 60.00

PREVIOUS BID RESULTS:

FOURTH SERIES - 1977: April 12, 1977

Bank of America, et. al.	\$53,067,000	2.49-2.53	\$2,271.00
Crocker National Bank et. al.	\$53,067,000	2.53-2.63	-0-
Bankers Trust	\$53,067,000	2.57-2.59	\$2,247.00
First National City Bank et. al.	\$53,067,000	2.64	\$1,905.00
Chase Manhattan	\$53,067,000	2.64	-0-
Morgan Guaranty Trust, et. al.	\$53,067,000	2.65	\$2,176.00
United California Bank	\$53,967,000	2.64-2.69	\$ 560.00

THIRD SERIES - 1977: January 11, 1977

Bank of America, et. al.	\$34,528,000	2.42-2.45	\$ 135.00
First National City Bank, et. al.	\$34,528,000	2.53-2.55	\$ 856.00
United California Bank	\$34,528,000	2.54-2.62	\$ 40.00
Morgan Guaranty Trust, et. al.	\$34,528,000	2.62	\$1,174.00
Crocker National Bank, et. al.	\$34,528,000	2.62	-0-

SECOND SERIES - 1977: January 11, 1977

Bank of America, et. al.	\$64,052,000	2.44-2.45	\$ 250.00
First National City Bank, et. al.	\$64,052,000	2.49-2.53	\$1,588.00
United California Bank	\$64,052,000	2.55-2.63	\$ 70.00
Morgan Guaranty Trust, et al	\$64,052,000	2.62	\$2,178.00
Rainer National Bank	\$10,000,000	2.65	-0-
Crocker National Bank, et. al.	\$64,052,000	2.74-2.89	-0-

8. REPORT OF COUNSEL:

None.

9. UNFINISHED BUSINESS:

TARGET PROJECTS PROGRAM - STATUS REPORT

Secretary presented the following document:

"

May 6, 1977

A meeting was held with members of the Resident Advisory Council and the Housing Authority to review the Council budget. The Housing Authority staff assisted the Council Committee formulate a budget. The budget will be submitted to the Resident Advisory Council at its next meeting.

May 10, 1977

Oral interviews were held for two Target Projects Program clerk typist positions. Two residents were hired and reported to work Monday, 5/23/77. This increases the number of residents hired as clerks, who are located at Hunter's Point to five.

100,000.00	100.00	100,000.00	100,000.00
100,000.00	100.00	100,000.00	100,000.00
100,000.00	100.00	100,000.00	100,000.00
100,000.00	100.00	100,000.00	100,000.00

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May 13, 1977

The Affirmative Action Committee of the Housing Authority met and formulated plans for implementing affirmative action standards.

May 19, 1977

The Resident Advisory Council held its regular meeting at the Hunter's Point II School. A quorum was present and the business of the Council was conducted.

Meetings were held with sub-contractors regarding Affirmative Action Commitments and all contractors have made commitments for area resident hiring.

TPP Construction Activities

Construction work by Housing Authority's Force Account is approximately 20% complete.

Rehousing report

The statistical update for rehousing process CAL. 1-17(A) West, Palou/Oakdale area is as follows:

Number of occupied units remaining	10
Number of vacant units	209
Residents assigned reservation numbers	5

The update for the CAL. 1-17(A) East is as follows:

Number of occupied units remaining	47
Number of vacant units	79
Residents assigned reservation numbers	2

SECURITY - SAN FRANCISCO HOUSING AUTHORITY DEVELOPMENTS

Secretary announced that approximately 1½ months ago, the Commission requested from staff a comprehensive report on security in public housing developments. Included in this report are a number of recommendations developed by staff on what should be done to provide better security in all of our developments. Some of the recommendations are long-range and will require additional funds. Other recommendations can be implemented through closer cooperation between the local law enforcement and community services agencies. The report consists of a brief history of security programs and clarifies the status of the Housing Authority officers, a breakdown of the concerns for security, the kinds of crime, the causes of crime and problems in the projects. Secretary enumerated the following recommendations contained in this report:

"Crime is not a problem unique to public housing. It is a problem that has steadily been on the rise nationwide. The answer to the problem of crime in our society is one yet to be resolved. But one answer as it relates to our public housing lies within the ability of the City and the Housing Authority to receive funds to maintain the manpower necessary so that the Departments can function at a high level.

All of the following recommendations are made with the understanding that funds are necessary in order to implement any of these recommendations in full or in part:

May 26, 1977

- 1) Convert all family high rise buildings in the City to senior citizen dwellings; Bernal Dwelling (1 building); Ping Yuen (3 buildings) and Yerba Buena Plaza (5 buildings). No conversion should be attempted without a full range of social services programs for the elderly. Such programs should include health, recreation, safety and security. The conversion to senior citizen high rise buildings must be a phase operation which can only be satisfactorily put into motion with construction of more family public housing units.
- 2) Solicit the services of the Police Community Relations Department (SFPD), who could come into our developments and explain to our tenants some of the programs they conduct on citizen safety awareness.
- 3) Increase the number of HAPD personnel in order that we become able to provide more patrolling of the various sites.
- 4) Include foot patrol services in family projects.
- 5) Solicit financial assistance from the City and State in order to increase security services in all public housing developments.
- 6) Request assistance from the SFPD in surveillance of all public housing sites.
- 7) Submit proposals to LEAA from which we could possibly secure funds in order to hire guards to patrol the developments as well as bring into the developments specialized security programs (home safety programs, how to secure property, identification of property programs).
- 8) Solicit funds from the CETA program to hire and train more security personnel".

Secretary added that Staff recommends the Commission endorse this report as a declaration of policy. In the discussion which followed, Commissioner Ergina asked if the recommendation to convert all family high rise buildings to senior citizen units, what provisions would be made to compensate for family units.

Commissioner Ubalde entered the meeting at 10:45 a.m.

Secretary replied that conversion would be done on a "one-to-one" basis after construction of additional units to accommodate families. Ms. Judy McCabe, President of Public Housing Tenants Association was concerned about the physical security of the projects and referenced that no dead bolt locks for doors nor window locks have been provided for in the modernization budget and are priority items. Secretary replied that the first criteria that HUD expects is safety of the tenants and items for modernization inventory had been carefully discussed with tenants associations and citywide council and much time was spent updating the modernization inventory, but there is no objection to adding those items to the security report.

A discussion followed on the matter of conversion of family high-rise dwellings into senior citizen dwellings. Secretary stated that in the 1960's, it was thought that senior citizens wanted to be with families -- the reason for Pink Palace. However, research showed that senior citizens wanted "to be by themselves" (self-contained units) and just to be with other senior citizens.

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Senior citizens do like and want the opportunity to "interface" with children and adults, but at their convenience. Secretary added that senior citizens do not want young people "imposing on their privacy", and this was tried in San Francisco and it was found that it was "more successful having senior citizen units which are self contained". Commissioner Ergina asked about the feelings of the community and the secretary replied that the community would like to see "families and senior citizens together".

Commissioner Wallace felt that further study is necessary to take some action in the next Commission Meeting and moved that this Commission take no action at this time. Commissioner Ubalde seconded. The Commission recommended the matter be referred to the Site & Design Committee and Personnel Committee to work along with Staff.

The Chair recognized Mr. Gerald Johnson, President of the Black Businessmen Association. Mr. Johnson thanked the Commission, Staff and the Resident Advisory Council for their help in the "progress made so far" in the TPP Program in Hunter's Point, and referenced the award of contract to Transbay Plumbing and the approval of the resolution for inclusion of minority and small businesses in the construction program, which was "quite a milestone for us". As a result, minority and small businesses were now able to make some "headway with HUD". Commissioner Ubalde expressed his personal gratitude for Mr. Johnson's remarks and stated that this Commission needs cooperation and support" and that "this is just the beginning and foresees more creative programs coming out of the Housing Authority Commission", and referenced that the Commission is going to get "a lot of flack and a lot of pressure" and hopes that this "Commission does not compromise" their position.

COMMENDATION - MS PATRICIA L. O'HEARN

Commissioner Byrnes, on behalf of the Commission, paid tribute to Ms. Patricia O'Hearn for her four years of outstanding and dedicated service to the Housing Authority and this Commission and stated that Miss O'Hearn has exhibited great ability and service above and beyond the call of duty, and a delightful sense of humor. Commissioner Byrnes stated that she would miss her both as a member of the staff and a personal friend and wished her success in her venture. Secretary also added his gratitude for her service as an executive secretary and "a mainstay in the Executive Offices".

Commissioner Ebalde stated briefly for the record that he is very supportive of the results in the election of officers for the Commission and if he were present "he would have voted likewise", and the Commission has his "approval and confirmation".

10. NEW BUSINESS:

TRAVEL:

Commissioner Wallace introduced the following:

RESOLUTION NO. 2085
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO SALT LAKE CITY,
UTAH, TO ATTEND THE NATIONAL ASSOCIATION
OF HOUSING AND REDEVELOPMENT OFFICIALS' BOARD
OF GOVERNORS MEETING, JULY 25-29, 1977
* * * * *

RESOLUTION NO. _____

RESOLUTION AUTHORIZING TRAVEL TO SALT LAKE CITY,
UTAH TO ATTEND THE NATIONAL ASSOCIATION OF
HOUSING AND REDEVELOPMENT OFFICIALS' BOARD OF
GOVERNORS MEETING, JULY 25-29, 1977

WHEREAS, the National Association of Housing and Redevelopment
Officials will hold its Board of Governors meeting in Salt Lake City,
Utah, July 25-29, 1977; and

WHEREAS, the Executive Director is a member of the NAHRO Board
of Governors, the Regional Chapter and State Relations Committee, the
National Committee on Equal Opportunities and a newly-appointed Vice
President of the National NAHRO organization; and

WHEREAS, this Authority deems that the attendance of the
Executive Director at the aforementioned Board of Governors meetings
in Salt Lake City, Utah is essential to the conduct of its low-rent
housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the Executive Director be authorized to travel to
Salt Lake City, Utah to attend the aforementioned meeting.
- II. That travel time, expenses and per diem for the
Executive Director be allowed in accordance with the travel policies of this
Authority.
- III. That this Resolution shall become effective immediately.

Commissioner Wallace moved the foregoing Resolution be adopted. Commissioner Ubalde seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES:	Rev. Jim W. Jones	NAYS:	None
	Ms. Cleo Wallace		
	Dr. Amancio Ergina		
	Ms. Joan Byrnes		
	Mr. Martin Helpman		
	The Rev. Dr. A.C. Ubalde, Jr.		
	Mr. George Patton Colbert		

Chairman declared said motion unanimously carried.

11. ADJOURNMENT:

Commissioner Wallace moved the meeting adjourn.
Commissioner Byrnes seconded. Meeting adjourned at 11:05 a.m.

Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Annual Meeting Held:
Thursday, May 26, 1977

440 Turk Street
San Francisco, California

The Thirty-Ninth Annual Meeting of the Commission of the Housing Authority of the City and County of San Francisco met at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:30 A.M., Thursday, May 26, 1977.

1. ROLL CALL:

Meeting was called to order by Chairman.

Roll Call found the following members to be:

PRESENT: Rev. Jim W. Jones, Chairman
Ms. Cleo Wallace, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
Mr. George Patton Colbert, Commissioner

EXCUSED: The Rev. Dr. A.C. Ubalde, Jr., Commissioner

Chairman declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/
Executive Director
John E. Sullivan, Counsel

2. ELECTION OF OFFICERS:

The Chairman announced the next order of business was the election of officers for the following year and that nominations for the Office of Chairman are in order. Commissioner Byrnes moved that Commissioner Jones be nominated for the office of Chairman. Commissioner Ergina seconded the motion. Commissioner Wallace moved that the nominations be closed and upon Roll Call the "AYES" and "NAYS" were:

AYES: Ms. Cleo Wallace	NAYS: None
Dr. Amancio Ergina	
Ms. Joan Byrnes	ABSTAIN: Rev. Jim W. Jones
Mr. Martin Helpman	
Mr. George Patton Colbert	EXCUSED: The Rev. Dr. A.C. Ubalde, Jr.

Secretary was instructed to cast the ballot for the election of Commissioner Jim Jones to the office of Chairman.

Chairman announced the next order of business was the election of a Vice Chairman for the following year and that nominations were now in order. Commissioner Ergina moved that Commissioner Wallace be nominated for the office of Vice Chairman. Commissioner Byrnes seconded the motion. Commissioner Colbert moved that the nominations be closed and upon Roll Call the "AYES" and "NAYS" were:

AYES: Rev. Jim W. Jones	NAYS: None
Dr. Amancio Ergina	
Ms. Joan Byrnes	ABSTAIN: Ms. Cleo Wallace
Mr. Martin Helpman	
Mr. George Patton Colbert	EXCUSED: The Rev. Dr. A.C. Ubalde, Jr.

Secretary was instructed to cast the ballot for the election of Commissioner Cleo Wallace to the Office of Vice Chairman.

The election of the two officers was greeted by hearty applause and congratulations.

3. ADJOURNEMENT:

RESOLUTION - IN MEMORY: MR. THOMAS FERGUS VIZZARD

Counsel Sullivan addressed the Commission and audience and stated that it is customary that when an outstanding attorney passes on, attorneys will rise in the Courtroom and set forth the qualities of that individual and then Court will adjourn.

Counsel paid tribute to the memory of Mr. Vizzard and said that he had known Mr. Vizzard for many years and that he was known for his prominence as an eminent domain authority in the State of California. He was a person of reputation and a humble man and had great dedication. In his acts for the Housing Authority for the past six months, he tried to accomplish its cause to provide low rent housing. In conclusion, Counsel lamented Mr. Vizzard's passing as a great loss to the legal profession. Commissioner Ergina introduced the following Resolution:

RESOLUTION NO. 2084
* * * * *

IN MEMORY - THOMAS FERGUS VIZZARD
* * * * *

RESOLUTION NO. 2084

IN MEMORY - THOMAS FERGUS VIZZARD

WHEREAS, Thomas Fergus Vizzard, noted attorney at law, was fatally stricken while acting as special counsel for the Housing Authority of the City and County of San Francisco; and

WHEREAS, during this Authority's association with Mr. Vizzard, Commissioners and staff had come to know him as a lawyer of lofty purpose and admire him as a wise and informed counselor; and

WHEREAS, we are aware that Mr. Vizzard, while becoming a nationally-recognized expert in his legal specialties, remained throughout his life a deeply religious man who was devoted to his family; and

WHEREAS, the memory of Mr. Vizzard will be especially unfading with this body since his final illness came upon him while he was assembled with this Commission for the conduct of official business of this Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this 1977 annual meeting of the Housing Authority of the City and County of San Francisco be adjourned in memory of Mr. Vizzard and to do honor to that memory.

BE IT FURTHER RESOLVED:

That this Commission's sincere condolences and sorrow be expressed to Mrs. Vizzard and other members of his family.

Commissioner Ergina moved the foregoing Resolution be adopted. Commissioner Wallace seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Rev. Jim W. Jones
Ms. Cleo Wallace
Dr. Amancio Ergina
Ms. Joan Byrnes
Mr. Martin Helpman
Mr. George Patton Colbert

EXCUSED: The Rev. Dr.
A.C. Ubalde, Jr.

Chairman declared the motion carried.

Chairman declared the Annual Meeting Adjourned.

Chairman

ATTEST:

Secretary

~~HOUSING AUTHORITY~~
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Special Meeting Held:
Thursday, June 2, 1977

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in a Special Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, June 2, 1977.

1. ROLL CALL:

Meeting called to order by Chairman.

Roll Call found the following members to be:

PRESENT: Rev. Jim W. Jones, Chairman
Ms. Cleo Wallace, Vice Chairman
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr.,
Commissioner

Chairman declared a quorum present and announced that Commissioner Colbert would be arriving late.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/
Executive Director
Mr. John E. Sullivan, Counsel

2. APPROVAL OF AGENDA :

Secretary announced that there are three items for consideration by this Commission and requests that Item 4. under "New Business" in the Agenda be amended to exclude Alemany Exterior Painting because of a technicality. Commissioner Ubalde moved that the Agenda be approved as amended. Commissioner Byrnes seconded. Unanimously carried. Secretary stated that the matter will definitely be back on the Agenda after the technicality is resolved and requested permission to poll the Commissioners by telephone in order to get "the Alemany Painting process moving". There were no objections by the Commission.

3. REPORT OF COUNSEL :

International Hotel - Legal Status

Counsel Sullivan stated that included in the Commission folders is a one page summary of the basic issue opinion of Judge Peery, and that his decision relied on his reading of the Health & Safety Code. Mr. Sullivan further stated that Judge Peery felt that the SFHA does not have legal power to proceed in the International Hotel matter and had no legal authority to adopt the Resolution of necessity, and if adopted constitutes an abuse of discretion. The Health & Safety Code does not give power to condemn for resale to a third party.

On this basis, Mr. Sullivan continued, the writ of mandate asked for by Four Seas was granted and the Housing Authority is to set aside the Resolution of Necessity and no further action be taken. Judge Peery pointed out the differences between the Redevelopment Agency law and San Francisco Housing Authority law in that Redevelopment has the authority to purchase property for resale. The Housing Authority can exercise eminent domain for its own use but not for resale to a third party. Counsel remarked on the thoroughness with which the Judge studied all documents. In Counsel's opinion, as discussed with other attorneys involved there is a 50-50 chance of success in an appeal and a number of areas can be used as a springboard for an appeal. Counsel stated that the HA has an option of seeking a Writ of Supersedeas which asks the Appellate Court to "sit above" the Superior Court while appellate procedures progress, thus staying the eviction until the appellate process has been completed.

Commissioner Ubalde alluded to the Memorandum Decision by Judge Peery regarding the position of the Redevelopment vs Housing Authority in that Redevelopment was approached some time last year to assist in the International Hotel matter. Counsel Sullivan had no knowledge of the matter and Commissioner Ubalde asked Mr. Gil Graham, attorney for IHTA for clarification. Mr. Graham acknowledged that there was a meeting between Redevelopment and the Housing Authority where it was concluded that the Housing Authority would be a better agency to "go ahead" with assistance for acquisition of IH. Secretary confirmed the referenced meeting where it was decided that it was "more expeditious to go through the Housing Authority process rather than the Redevelopment Agency and the Board of Supervisors for a lengthy survey and planning study. The Commission was concerned over the legal costs if SFHA decided to abandon proceedings. Mr. Graham replied that he thought Mr. Sullivan's assessment of the situation was correct and the pursuit in Court of Appeal has merit and that the IHTA will be working on the stay of eviction. Mr. Graham recalled that in the last paragraph of the Indemnification Agreement that if the Housing Authority is willing to go ahead in good faith, in return, IHTA will pay the costs.

Commissioner Ergina questioned the reaction of IHTA in light of Judge Peery's decision. Mr. Graham replied that he observed disappointment by IHTA and all concerned were "shocked that this has happened". Commissioner Ergina asked if the IHTA will continue to fight. Mr. Graham replied that they have "fought for eight or nine years". The Chair recognized Mr. Emil DeGuzman of the IHTA. He stated that IHTA's position is that they "do not intend to give up" and their attorneys will attempt to obtain a stay pending appeal and referenced other attempts to see Mayor Moscone to talk to him about reconsideration of use of Community Development funds.

The Chair recognized Ms. Paula Liang of the Workers Committee for International Hotel. Ms. Liang stated that the Workers Committee would like to strongly urge the Commission to vote to appeal the decision by Judge Peery, and remarked that it was very important to have Housing Authority attorneys appeal on behalf of IH, and complained about the absence of HA attorneys to stay the eviction. Counsel Sullivan corrected Ms. Liang's statement and stated that the Housing Authority, through the late Mr. Thomas Vizzard, who handled the eminent domain proceeding, did appear before Judge Brown on two occasions and on the second time, when Mr. Vizzard appeared at the appointed time and place, the Judge had already made up his mind to stay this matter.

4. NEW BUSINESS: Executive Session - International Hotel - Legal Status

Commissioner Ubalde moved to recess to meet in Executive Session for discussion of the financial and legal status of International Hotel. Commissioner Byrnes seconded. Chairman declared the meeting recessed at 10:25 a.m.

During Executive Session, Commissioner Colbert arrived at 10:46 a.m.

Chairman declared the Special Session of the Commission reconvened at 11:39 a.m.

Chairman announced that in the Executive Session a consensus was reached in the matter of International Hotel. Commissioner Ubalde moved that the Executive Director, along with Counsel Sullivan, and the Pro Bono Publico attorneys be hereby directed to file an appeal at the District Court of Appeals, and in the event that the District Court of Appeals upholds Judge Peery's decision, the Executive Director, Counsel Sullivan and the Pro Bono Publico attorneys are further directed to file an appeal from the District Court of Appeals decision to the California State Supreme Court, and to take all steps reasonably necessary to maintain the status quo pending such appeals. Commissioner Ergina seconded the motion. Unanimously carried.

The Chair recognized a speaker from the Workers Committee for International Hotel, Mr. Alden Ng. Mr. Ng stated that he is a member of the union, and the Asian Community Center, which is part of the International Hotel building. The Asian Community Center, he stated, is the "only real Center for the Chinatown community" used daily for the young, middle-aged and elderly for their activities. Mr. Ng referenced the long wait for housing in the Chinatown community and remarked that his organization wants "the decision of the Court appealed, the Resolution passed and for the City to buy the Hotel".

Commissioner Wallace addressed Ms. Paula Liang of the Workers Committee for International Hotel, and said that she would not "take threats" and resents anyone calling her home and threatening her children as they have nothing to do with the International Hotel issue, and that the callers are "doing more harm than good". Commissioner Wallace added that the callers identified themselves as from the Workers Committee. Ms. Paula Liang replied that she was sorry, but her organization does not and have never done things like that in its long history, and defended the Workers Committee as "always being up-front about what we have to say, and never behind your back". In conclusion, Ms. Liang hoped that this will not happen again and she didn't know who was doing it.

EXISTING SECTION 8 FUNDS

Secretary presented the following document:

"The San Francisco Housing Authorities Section 8 Existing Housing Assistance Payments Program has now been functioning for approximately fourteen months. Initially we received 323 units and just recently amended the Annual Contributions Contract by adding another 177 units, giving us a total of 500 units.

During the fourteen months of operations we have contracted for over 380 units and currently are ahead of our leasing schedule for the latest allotment.

On May 12, 1977, in a letter to Mayor Moscone, the HUD Area Office offered \$195,011 in funds for an additional Section 8 Housing. The application is being prepared and will increase our program by 70 to 80 units".

Commissioner Ubalde introduced the following Resolution:

RESOLUTION NO. 2086
* * * * *

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED
IN THE SECTION EIGHT HOUSING PROGRAM UNDER THE HOUSING
AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND
THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO
* * * * *

RESOLUTION NO. 2086

RESOLUTION APPROVING APPLICATION FOR FUNDS TO BE USED IN THE SECTION EIGHT EXISTING HOUSING PROGRAM UNDER THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS REQUESTED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE MAYOR OF THE CITY AND COUNTY OF SAN FRANCISCO.

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for low and very-low income families by leasing existing standard units in the City and County of San Francisco by means provided under the Section Eight Program administered by the Department of Housing and Urban Development (HUD); and

WHEREAS, the Director of the San Francisco HUD Area Office did allocate funds, and did invite the Mayor of San Francisco, by letter dated May 12, 1977, to submit an application through the Mayor's designated Public Housing Agency (PHA) for funds to be used under the Section Eight Housing Program to provide housing by leasing of existing standard units to the City and County of San Francisco as authorized in the Housing and Community Development Act of 1974; and

WHEREAS, the Mayor of the City and County of San Francisco designated the Housing Authority of the City and County of San Francisco as the official PHA to prepare the application and administer the program.

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the Executive Director is authorized to complete such application and to amend the Annual Contribution Contract with the Department of Housing and Urban Development to provide the necessary funds, when approved.
- II. That this resolution shall become effective immediately.
- III. That should any conflict arise between this Resolution and any other Resolution of the Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

The Resolution authorizes the Executive Director to submit an application and Staff recommends approval. Commissioner Ubalde moved the foregoing Resolution be adopted. Commissioner Byrnes seconded and upon Roll Call the "AYES" and "NAYS" were:

AYES: Rev. Jim W. Jones
Ms. Cleo Wallace
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr.,
Commissioner
Mr. George Patton Colbert, Commissioner

NAYS: None

Chairman declared motion carried.

5. ADJOURNMENT:

Commissioner Ubalde moved the meeting adjourn.
Commissioner Byrnes seconded. Meeting adjourned at 11:45 a.m.

Chairman

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, July 21, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, July 21, 1977.

1. ROLL CALL:

Meeting called to order by Acting Chairperson.

Roll Call found the following members to be:

PRESENT: Ms. Cleo Wallace, Vice Chairperson
Dr. Amancio Ergina, Commissioner
Ms. Joan Byrnes, Commissioner
Mr. Martin Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner

EXCUSED: Rev. Jim W. Jones, Chairperson

ABSENT: Mr. George Patton Colbert, Commissioner

Acting Chairperson declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/Executive Director
Mr. John E. Sullivan, Counsel

The Secretary announced Commissioner Colbert had not been heard from up to this moment.

Seating of Commissioner Ubalde:

The Secretary announced the Authority has received from the Office of the Mayor, certified copies of Letter of Re-Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and Certificate by the Mayor, that Commissioner A.C. Ubalde, Jr. is not an officer or employee of the City and County of San Francisco, all relating to the appointment of Commissioner Ubalde for a term on this Commission.

Commissioner Byrnes moved that the documents be accepted and filed. Commissioner Ergina seconded. Unanimously carried.

Commissioner Ergina moved that Commissioner A.C. Ubalde, Jr., be seated as a member of this Authority forthwith.

The Secretary extended congratulations and presented copies of the basic documents to Commissioner Ubalde.

Commissioner Ubalde addressed the Board stating he felt to take the job seriously was to recognize the multiplicity of needs and problems of the Housing Authority and its various staff members, and those of the various members of the Tenants Association. He felt the Staff was truly committed to solving the problems before them. One of his biggest concerns was that of the demands and requirements put upon the Commissioners by the State and Federal Governments. He felt responding to bureaucratic demands

sometimes prevented a real response to the needs of the public, and expressed a real concern in this regard. Staff and tenants, he said, should work together on a daily basis. Second priority, he felt, should be given to security for the housing projects in the city. There is still a great deal to be done, both in the area of security and in staff-tenant relations.

Acting Chairperson Wallace thanked Commissioner Ubalde for his participation.

2. VISITORS:

The Secretary acknowledged and welcomed all visitors present.

3. APPROVAL OF AGENDA:

Commissioner Ergina, with a second from Commissioner Byrnes, moved the agenda be approved. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the minutes of the Regular Meeting of May 25, 1977, the Annual Meeting of May 26, 1977, and the Special Meeting of June 2, 1977, all be approved. Commissioner Byrnes seconded. Unanimously carried.

5. GENERAL COMMUNICATIONS:

The Secretary read the following letter, dated May 24, 1977, from the Coalition to Support Nihonmachi Tenants Legal Committee:

"Mr. Walter Scott
Housing Authority
440 Turk
San Francisco, CA 94102

"Dear Mr. Scott:

"I am writing on behalf of the Coalition to Support Nihonmachi Tenants which is comprised of over twenty organizations. We are united around stopping the evictions of 1869 Buchanan and 1531 Sutter, and developing these two sites into low cost housing. Presently, these two buildings are owned by the Redevelopment Agency.

"We have presently won a stay of eviction from the Redevelopment Agency which is considering fixing the buildings up to fire and safety codes. However RDA can only maintain these buildings for a short period of time. We would like the Housing Authority to look into the possibility of acquiring these two buildings and to develop and maintain them as low cost housing. We feel that the Housing Authority has a responsibility to develop low cost housing in the Japantown community.

"We are asking to appear before the board of commissioners at your June 9 meeting for approximately 45 minutes. We would make a presentation detailing the present situations of the two buildings and to discuss the possibility of the Housing Authority acquiring these buildings.

"Sincerely yours,
"/s/ Jacob Wang"

Secretary then read his response, dated July 15, 1977:

"Mr. Jacob Wang
Coalition to Support Nihonmachi Tenants
Legal Committee
3740 - 25th Street
San Francisco, California 94110

"Dear Mr. Wang:

"This will acknowledge your letter on behalf of the Coalition to Support Nihonmachi Tenants in which you requested the opportunity to appear before the Housing Authority Commission for the purpose of making a presentation concerning your organization's interest in two buildings located at 1869 Buchanan Street and 1531 Sutter Street in the Western Addition.

"You also expressed an interest in discussing the possibility of the Housing Authority acquiring and maintaining the above mentioned buildings as Low Cost Housing.

"Commission procedures on matters of this nature require that they first be considered by the Site and Design Committee of the Commission, whose members include Commissioners Dr. Amancio Ergina and Martin Helpman.

"A recommendation will be forwarded to the Commission, upon completion of the Site and Design Committee's deliberations on the matter.

"Please be advised that I have instructed Mr. Wilfred T. Ussery, the Director of Program Development, to coordinate the arrangements for a Site and Design Committee meeting for the purpose of receiving the presentation of the Coalition To Support Nihonmachi Tenants.

"Very truly yours,
"/s/ Walter L. Scott, II
Executive Director"

Commissioner Byrnes suggested the Site and Design Committee make recommendations to the full Commission.

Mr. Randall Padgett asked to speak on behalf of the tenants regarding the contents of the letter.

Acting Chairperson Wallace suggested that he go before the Site and Design Committee who would then report back to the Commission.

Commissioner Ergina said the Committee would check the availability of staff for place and time for a meeting on the matter.

6. REPORT OF SECRETARY:

POTRERO HILL CHILD GROWTH & DEVELOPMENT CENTER

The Secretary read the following into the record:

The Potrero Hill Child Growth and Development Center, located in a converted public housing building and operated through the San Francisco Economic Opportunity Council was formally dedicated on Saturday, June 4, 1977.

The Center was named in honor of Mrs. Cleo F. Wallace, San Francisco Housing Authority Commissioner and an active tenant leader in the affairs of Potrero Hill.

The Child Growth and Development Center consists of six components:

1. Education
2. Physical development
3. Health
4. Nutrition
5. Social Services
6. Parent involvement

The Center is licensed by the State and currently serves thirty-five children from the Potrero Hill low rent housing complexes. The dedication of the Cleo F. Wallace Child Growth and Development Center represents three years of mutual cooperation between the Economic Opportunity Council, the Housing Authority and the Tenants Citizens Improvement Association.

The Secretary also read the inscription on the plaque which was presented to Commissioner Wallace:

"In Appreciation for Outstanding and Dedicated Services, the Parents and Staff Re-name their School 'Cleo Wallace Child Growth and Development Center'

1977"

The Plaque was then passed around to the Commissioners.

Commissioner Byrnes said it was a very well deserved honor and congratulated Commissioner Wallace.

There was spontaneous applause from the spectators.

Acting Chairperson Wallace stated she had been passed a note from Mrs. Helen O. Little of the Welfare Rights Organization, who stated she had made a request to be heard by the Commissioners. Mrs. Little was told since it was not an item on the agenda, in keeping with policies and procedures, it should come before them at the next Commission meeting.

Mrs. Little stated she would be in the hospital.

It was suggested Mrs. Little have someone represent her. However, she said she wanted to do it herself. It was determined the Director of Housing Operations immediately would meet with her. The item will be carried over to the next meeting.

Mrs. Little then asked why she was not notified that the Commission could not hear her this morning. She was told that her office had indeed been notified they would not be on the agenda for today since this was an administrative matter, but it would be looked into.

7. REPORT OF COUNSEL:

STATUS REPORT - INTERNATIONAL HOTEL:

The following was read into the record:

During the first week of July, the State Court of Appeals lifted its stay of execution of Judge Brown's eviction order. At the same time, the Court of Appeals also ruled that the Housing Authority has no legal standing to sue to stop the eviction at the International Hotel. The Housing Authority has appealed this decision to the California Supreme Court. On July 13th, the Supreme Court halted the eviction orders for the Hotel's tenants until it decides whether to hear the case on its merits.

In the meantime, the International Tenants Association submitted to the Mayor and the Housing Authority a new proposal to save the Hotel as low income housing and permit the present residents

to remain in their current home. Under this proposal, the Housing Authority would acquire the Hotel and maintain it without federal government assistance. The Housing Authority would issue revenue bonds to pay the acquisition costs. Rehabilitation funds would come from Community Development Block Grant funds. Interest and debt service on the bonds would be financed by use of revenue from the San Francisco hotel tax.

Staff has evaluated the "International Hotel Feasibility Study" advanced by the Hotel Tenants Association and has found additional factors not taken into consideration which would mitigate against the success of the proposal. Rehabilitation costs were underestimated by \$400,000 to \$650,000 based on Housing Authority estimates. Rental income anticipated counted on 100% occupancy which is rare in multi-family housing and also did not consider the Housing Authority's legal requirement to charge residents no more than 25% of their net income for rent. Payment in lieu of taxes, which is the Housing Authority's substitute for property tax payments, was not calculated. Development costs did not include the cost of issuing bonds or legal expenses. All these factors serve to make the "Feasibility Study" far less feasible.

On July 13, 1977, Mayor Moscone released to the press a letter he had sent to Gil Graham, attorney for the IHTA. The Mayor told Mr. Graham that the plan, with which Housing Authority staff found flaws, was unworkable. Legal obstacles exist to the plan as well as opposition from the South of Market organization. A certain portion of the hotel tax has been earmarked for senior citizens housing in the vicinity of the Yerba Buena Convention Center.

The Mayor wrote that in order to use the newly proposed plan further legislative action would be needed by the Board of Supervisors and a majority vote of the populace would also be needed. Finally, under this plan the present tenants would not have priority to remain occupants because the terms of the California Housing Authorities law regarding tenant selection would have to be adhered to.

The Mayor closed by saying he remained committed to the plan by which the Housing Authority would acquire the hotel under eminent domain, pay the purchase price with Community Development Block Grant funds and then the Hotel Tenants Association would buy the hotel from the Housing Authority. As aforementioned, the Housing Authority is currently appealing the legality of this plan before the California Supreme Court.

At this point, Mr. DeGuzman, president of the IHTA, rose and asked to say a few words.

Acting Chairperson Wallace stated that at 4:30 p.m. yesterday, she received word that they wanted to speak. She added that the IHTA attorney had not furnished information the Commission had previously requested. Therefore, due to the short notice, she would not recognize him.

Mr. DeGuzman made a determined effort to speak. However, Chairperson Wallace was equally determined and he was not recognized.

The Board unanimously supported Chairperson Wallace in her decision.

The Secretary then read the following report after first stating the Commissioners had been briefed at a meeting on Tuesday morning, July 19, 1977:

1880 PINE STREET LITIGATION

During the course of construction of this building, which began in 1970, several problems arose which considerably delayed the completion and occupancy of the building.

The building was finally completed in October, 1973, and accepted by the Authority and fully occupied.

The long delay in completion was for the most part a result of the necessity to make some significant structural modifications to the building at the time when it was about seventy-five percent complete. These changes, of course, increased the construction cost considerably. It was necessary for this Authority to request from HUD an increase of the Development budget to cover the increased costs.

At the end of December 1973, the Authority received a "Statement of Claim" from the general contractor for the project, in the total amount of approximately 1.5 million dollars. This claim details five areas of claims for damages, including damage claims as a result of the above-noted structural changes.

The Authority anticipated potential claims from the contractor. This became apparent at the time the structural changes became necessary. Accordingly, we engaged Special Counsel King for advice at this earlier period. Counsel King has been involved deeply with staff since the problems arose.

In June 1976, Special Counsel King was appointed a Superior Court Judge and the Authority then engaged the services of Mr. Michael R. Marron, Esquire, as Special Counsel for 1880 Pine Street, who will brief the Commissioners today.

The Executive Director informed the Board that at the July 19th briefing, Michael Marron, Special Counsel, stated it is a very complex legal matter and we have suits and countersuits. Litigation is continuing. As directed, Special Counsel will try to settle the matter out of court on behalf of the Authority.

8. UNFINISHED BUSINESS:

STATUS REPORT - YERBA BUENA ANNEX

The Secretary read the following report:

The Comprehensive Employment and Training Act (CETA) Subcontract Agreement between the City and County of San Francisco and the San Francisco Housing Authority has been approved and was signed on June 29th. This subcontract obligates \$231,073 to the Housing Authority for the implementation of a security program at the Yerba Buena Annex utilizing CETA funds from the Governor's office through the Mayor's office.

The positions of CETA Housing Authority Policeman (5 openings) and CETA Guard (Foot Patrol - 15 openings) were advertised between June 13, 1977 and June 17, 1977. A total of 227 applications were received.

Of the 47 applications received for Policeman, 34 applicants have been found to meet the qualifications standards and will be interviewed after further screening for Title I CETA criteria. That criteria include San Francisco residency and unemployment totalling seven days.

One hundred eighty applications were received for the Guard positions. Of these, 126 have been found to meet the minimum qualifications. These applicants will also be screened for Title I criteria the week of July 18th.

Oral interviews are being scheduled with all eligible applicants. As so many candidates are involved, this will be a process taking a minimum of two weeks for interviews. Time is also needed to inform those eligible by first class mail of their interview appointments.

July 21, 1977

One of the two Resident Assistants to the Manager has been hired and began work June 16, 1977, with 150 units under her supervision. The person hired is a resident of the Yerba Buena Annex. The second Resident Assistant, also a tenant, will begin work the week of July 25th.

Staff met with the representatives of the Yerba Buena Annex residents on July 13, 1977. The residents repeated their concern for security in the building and were particularly alarmed at recurring violence in the vicinity of the project. We informed the residents of our progress to date on the hiring of the CETA security personnel. To answer their immediate security concerns, through the auspices of the Mayor's office and Chief of Police Charles Gain, we have received assurance from Deputy Chief Don Taylor on July 15th that henceforth the Yerba Buena Annex would be visited by SFPD patrolmen on foot as often as possible.

As a further effort to answer residents' immediate security concerns, staff arranged to have continuous foot patrols in the Yerba Buena Annex by a private patrol service, under an interim contract to be terminated as soon as the CETA guards are hired. This special guard service was begun on Friday, July 15th. A pair of armed guards is patrolling the development from 4:00 p.m. to 8:00 a.m. and continuously on weekends and checks in with the Housing Authority Police every two hours.

The contract for the installation of the fences at the Yerba Buena Annex has been signed and shop fabrication will begin July 18, 1977. The contract documents for the guard station have been completed. Construction of the guard station will be by force account labor.

Commissioner Byrnes stated she felt the steps being taken were very necessary, but expressed concern over whether the required recruitment steps could be speeded up in any way, since the needs are immediate. She also asked, in reference to the San Francisco Police foot patrol how often they were on the premises.

In answer to the first question, the Secretary stated there are two levels of screening. "One is CETA and the other is ours. We feel it is important that the screening be done expeditiously. We want to make certain the screening process screens out individuals that may present problems later on down the line. We have had assurances from the Mayor's Office of Employment and Training that they will assist us in speeding up their CETA review process and we are moving as quickly as we can."

Commissioner Byrnes asked how long it would take to get CETA employees on the job.

The Secretary answered that we have hiring dates of August 3rd to August 5th and we think we can make this target date.

Commissioner Byrnes said she felt it important to make that date.

The Secretary stated, using good personnel practices and screening processes, we could still make that date.

In answer to the Commissioner's second question, the Secretary said he visited Yerba Buena Annex Saturday morning at 7 o'clock. The private security patrols were on duty and the Housing Authority police had checked in.

Commander Weatherspoon informed the Secretary that according to the log book in Northern Station, SFPD officers have been making calls every two hours at Yerba Buena Annex.

Commissioner Ubalde noted it was obvious the Yerba Buena Annex was getting a great deal of attention. He expressed concern for the security of our other projects and whether they were getting their share of attention in the area of security.

The Secretary informed him that, unfortunately, the Governor had only seen fit to give funds to the Yerba Buena Annex. "We are trying to put together a proposal for Law Enforcement Administrative Assistance Funds so that we can spread this type of concentrated security program throughout the 7000 units in San Francisco. Our budget will not permit doing anything other than what is now being done at Yerba Buena Annex."

Commissioner Ubalde felt the Commission should act as strongly as possible to determine what steps are really needed, and then to take them immediately. He felt emergency solutions were important but not sufficient at this point. He felt the Commission should meet as soon as possible to come up with some definite recommendations so security problems can be acted upon.

Commissioner Byrnes agreed, adding that it might behoove the tenants to invite the Governor to come and spend some time at the other projects -- visit -- or stay overnight if he so desires.

The Secretary stated that the Housing Authority mandate provides decent, safe, and sanitary housing. Every Housing Authority in the country signed what is called a Cooperation Agreement between the local Housing Authority and the local municipality under which it operates. This Cooperation Agreement specifically spells out that municipal services as it relates to crime prevention--specifically life and property--is the responsibility of the local Police Department. Until such time as we can get HUD and the Congress to recognize that local Housing Authorities and public housing residents have unique problems as relates to crime, funds for this are not available through normal procedures.

Acting Chairperson Wallace called on Commissioner Ergina for the report on

CHINATOWN COALITION FOR BETTER HOUSING - SITE & DESIGN COMMITTEE -
THE LARKIN STREET SITE FOR LOW RENT HOUSING

Report was read into the record:

Pursuant to commission direction at their regular meeting of May 26, 1977, the Site and Design committee met with staff and representatives of the Chinatown coalition for better housing to discuss the possible use of subject site for a low income housing project.

A site inspection was made and relevant information submitted to the committee was reviewed. This material is attached for your information.

It is proposed that for the purpose of acquiring and related costs of the site, Community Development Funds be used. These funds have been specifically set aside by the Mayors office of Community Development as a result of the needs indicated in the 701 study for the Chinatown community. This study pertained primarily to Housing and Recreational concerns. The Housing Authority will be functioning as an agent for the Mayor's office of Community Development for the purpose of acquiring this site.

An application to the HUD Area Office is now being prepared for an allocation of 167 units for new construction set aside for this Authority. It is anticipated that up to 30 units of these 167 be used for this Larkin Street site.

The Site and Design committee recommends approval of the resolution accepting and designating subject site for the use of a low-income Housing Project.

This will be the initial step in a series of reviews and approvals by this Commission in the Development of any new Housing.

The Secretary said the resolution is under New Business and he would call upon Commissioner Ergina to make his recommendation.

Commissioner Byrnes asked if these 30 units were to be used for family housing.

Commissioner Ergina replied the scheme being considered now is for elderly housing or a combination of elderly and family. He felt it would be up to the staff to determine best use for the site.

The Secretary was called upon to give his report on the

TARGET PROJECTS PROGRAM

which he read into the record:

May 25, 1977

A special meeting of the TPP Resident Advisory Council was held to resolve a personnel matter. Additional Council matters included a discussion of the hot food program. Presently, the program is not in operation.

June 2, 1977

The regularly scheduled meeting of the TPP Resident Advisory Council met and discussed the Resident Advisory Council Thrift Shop. Additional items included a correspondence from Mr. Jerry Johnson, of the Black Business Association.

June 13, 1977

The TPP Media Committee met and reviewed the outline for the TPP Newsletter.

June 16, 1977

The TPP Resident Advisory Council held its regularly scheduled meeting, and continued the June 2, 1977 meeting agenda.

June 17, 1977

The Honorable George R. Moscone signed the Certificate of Re-Occupancy at a ceremony in the Mayor's office. The meeting was attended by members of the TPP Resident Advisory Council; Cleo Wallace, Vice Chairman of the Housing Authority; the Executive Director; and members of the Housing Authority Staff.

June 20, 1977

The TPP Media Committee met and assisted in the review of the TPP Newsletter Proposal. In addition, a letter from Ms. Frances Williams assigned three Resident Advisory Council Members formally to the TPP Media Committee.

July 5, 1977

Approximately forty summer youth workers began work on various job sites throughout the Target Projects Program areas. They are being supervised by a TPP Community Services Representative.

July 21, 1977

July 7, 1977

Residents were provided an opportunity to inspect and make recommendations regarding appliances to be installed in the TPP Modernized Units. These residents were given the opportunity to inspect samples of stoves from four vendors, and refrigerators from three vendors. The Manager (Mr. Allen Nunley) and the TPP Coordinator (Mr. John Watts) assisted the residents with inspection by demonstrating several features related to specific appliances.

July 8, 1977

A second group of residents inspected the sample/demonstration appliances to be installed in the TPP Modernized Units. A committee of these Resident Advisory Council members met with the TPP Coordinator and made specific recommendations.

July 11, 1977

A lunch program began for the summer youth workers at the 95 Kiska site office. Food was transported from Jedediah Smith school. As of July 18, 1977, two hundred lunches will be served at the Hunter's Point II School for all Hunter's Point residents from 11:30 - 2:00 daily.

July 13, 1977

Briefings were held for five Commissioners during the morning and afternoon session to explain the proposed changes in the TPP Modernization Program. Mr. Scott, Executive Director, provided a brief overview and background information that led to the proposed changes. The TPP software program minor changes were explained and additional information regarding the proposed TPP Newsletter were discussed. Specific details were presented regarding the demolition of the three-story buildings. In addition, the Commissioners were briefed concerning replacement housing, and where units would be lost as a result of the demolition plan.

July 14, 1977

Senior Citizen residents were taken on a fishing trip for the day to Fort Mason by staff assigned to the Senior Citizen Program.

July 14, 1977

A TPP Briefing was held for the members of the TPP Resident Advisory Council at 2 p.m. The TPP Briefing included two agenda items. They were: 1) Selection of two residents to attend the TPP Exchange Forum to be held in New York City, August 7th through 10th; and, 2) A detailed explanation of the TPP Modernization Program, as revised per HUD's request. Items included in this explanation were rehousing, demolition, and substantial rehabilitation of all five developments.

Community Services Progress Report

The Home Management Training Program is ready to begin as soon as contract agreements have been made with CETA. These outside delays in processing the seven staff members approved is impeding the progress and implementation of this program.

July 21, 1977

Child Care: the Community Services Coordinator is working with the Principal Social Planner to see if there is a possibility for a Family Day Care Program, as opposed to a Group Day Care Program. The Family Day Care Program may be more suitable to the needs of our residents.

Recreation: a summer bulletin went out from Community Services to all residents, listing all available community resources for youth activities (i.e., field trips, camps, swimming, and other sports).

Training of LHA Personnel Progress Report

Laborer Maintenance Trainees are enrolled in the Community College (Civil Service College). These trainees are assigned to the Sanitation and Maintenance class. They will receive a certificate which will provide them equal standing and job eligibility with City and County Civil Service Custodial employees.

Rehousing Progress Report

Cal 17-A West - One resident left. This site has been successfully vacated.

Cal 17-A East - Approximately forty residents are remaining, and approximately two hundred and fifty residents have been rehoused to date. Concentration is now being directed toward the rehousing of all residents in Cal 17-A East. Plans are also being developed to affect a speedy transfer of residents from Cal 17-B.

Modernization Progress Report

The overall construction work is approximately 55% complete in the upper portion of Cal 1-17A West. Carpentry work is 90% complete, and sub-contractors are on the job doing plumbing and electrical work.

Target date for the completion of modernization of the upper portion of Cal 1-17A West is September 15, 1977.

Counsel Sullivan entered the meeting at 10:43 a.m.

9. NEW BUSINESS:

The Secretary invited Mr. Thomas J. Green to come forward to be commended on the occasion of his retirement. He read the following:

RESOLUTION NO. 2087
* * * * *

RESOLUTION COMMENDING THOMAS J. GREEN
ON THE OCCASION OF HIS RETIREMENT AS
ASSISTANT CHIEF OF LABORERS AND RESIDENCE
CARETAKERS OF THE HOUSING AUTHORITY OF
THE CITY AND COUNTY OF SAN FRANCISCO
* * * * *

July 21, 1977

RESOLUTION NO. _____
* * * * *

RESOLUTION COMMENDING THOMAS J. GREEN
ON THE OCCASION OF HIS RETIREMENT AS
ASSISTANT CHIEF OF LABORERS AND RESIDENCE
CARETAKERS OF THE HOUSING AUTHORITY OF
THE CITY AND COUNTY OF SAN FRANCISCO
* * * * *

WHEREAS, Thomas J. Green on July 1, 1977 retired as Assistant Chief for Laborers and Residence Caretakers of the Housing Authority and has announced his intention of leaving the City and County of San Francisco for more rural climes; and

WHEREAS, Thomas J. Green first came to this Authority on March 26, 1947 as a Laborer to start on a job that became a career extending through thirty years, three months and four days; and

WHEREAS, in making the difficult transition from day laborer to executive, the life of Thomas J. Green has become an inspirational illustration of success in the Housing Authority community and in the City and County of San Francisco; and

WHEREAS, through his progression as Laborer, Foreman, Assistant Superintendent, and, finally, as Assistant Chief of Maintenance for Laborers and Residence Caretakers, Thomas J. Green has steadfastly combined hard work, ability and devotion to public service as a life style; and

WHEREAS, these attributes over the years have been recognized and admired by a succession of Commissioners, tenants, and staff colleagues as well as by the men who worked under him.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission extend to Thomas J. Green its deepest appreciation for services above and beyond the demands of his position and its most sincere commendation for a job well done.

Commissioner Ubalde moved that the resolution be passed as read. Commissioner Byrnes seconded. Unanimously carried.

At this point there was a great deal of applause for Mr. Green.

For the information of the Commissioners, public, and staff who were not able to attend, the Secretary informed those present that a retirement dinner had been held for Mr. Green. It was oversold and they couldn't get all the people in the hall. Many people were turned down. Commissioners Wallace and Ubalde were in attendance and read resolutions from the Senate and Assembly, sponsored by Senator Foran and Assemblyman Agnos, respectively. Supervisor Feinstein sent a letter of congratulations.

Commissioner Ubalde paid tribute to Mr. Green saying, he had known Mr. Green prior to coming to the Housing Authority, and considered Mr. Green one of his most respected friends. He felt Mr. Green was leaving a tremendous gap and one that would not easily be filled.

Commissioner Byrnes expressed her regret at having been unable to attend Mr. Green's retirement dinner, and gave him her heartiest congratulations on his retirement.

In Mr. Green's response, he stated he came to the housing Authority in 1947 for three days. He had words of encouragement for the tenants in their efforts to achieve their goals. He spoke of the satisfaction he had received in the performance of his job.

At this point, Mr. DeGuzman again asked to have some time to present "his side". Chairperson Wallace repeatedly told him he was out of order.

The Secretary stated the agenda was long and it would be best to continue with the meeting.

Chairperson Wallace asked Mr. DeGuzman to wait until after the meeting to pass out his information. She restated he knew the procedure for appearing on the agenda.

The Secretary stated there were four resolutions to be ratified in order to expedite contracts. He introduced the following:

RESOLUTION NO. 2088
* * * * *

RESOLUTION RATIFYING AWARD OF CONTRACT FOR METAL
FENCE INSTALLATION - CAL 1-18(5) - YERBA BUENA ANNEX
* * * * *

RESOLUTION NO. _____

RESOLUTION RATIFYING AWARD OF CONTRACT FOR METAL FENCE INSTALLATION -
CAL 1-18(5) YERBA BUENA PLAZA ANNEX

WHEREAS, the Governor of the State of California, in expressing concern for living conditions of Public Housing Tenants throughout the State of California, has granted CETA funds to the San Francisco Housing Authority through the Mayor's Office of MOET for a security program to alleviate certain conditions of security in selected Public Housing Developments; and

WHEREAS, the Governor has designated said funds to be used in the Yerba Buena Plaza Annex as an initial development to participate in the security program; and

WHEREAS, the Mayor's Office of MOET and Community Development has been designated as the local implementing agency in conjunction with the S.F.H.A. for the program; and

WHEREAS, the Mayor's Office has designated the Housing Authority to be the actual agency disbursing funds and executing the program; and

WHEREAS, the Housing Authority of the City and County of San Francisco has designed and solicited bids for the installation of security fencing at said Housing Development; and

WHEREAS, following such solicitation of bids, the following results were obtained:

<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1. Crown Iron Works	\$21,806.00
2. Contractor's Iron Works	35,033.00
3. New Mission Iron Works, Inc.	42,800.00

WHEREAS, since time is of the essence in the scheduling of the proposed work, the Commissioners of the San Francisco Housing Authority were polled between June 16 and June 21, 1977 to obtain authorization for the Executive Director to award a contract for furnishing and installing metal fencing at the Yerba Buena Plaza Annex to the low bidder Crown Iron Works.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the aforementioned action of the Executive Director of the San Francisco Housing Authority relating to the award of a contract for the Security Fencing, and the same hereby is, ratified and approved.

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1. This is a preliminary report of the results of the first phase of the study.
The results of the second phase will be reported in a subsequent report.

The first phase of the study was designed to determine the effect of the treatment on the response of the subjects to the treatment. The results of this phase of the study are presented in the following table. The results show that the treatment had a significant effect on the response of the subjects to the treatment.

The second phase of the study was designed to determine the effect of the treatment on the response of the subjects to the treatment. The results of this phase of the study are presented in the following table. The results show that the treatment had a significant effect on the response of the subjects to the treatment.

The third phase of the study was designed to determine the effect of the treatment on the response of the subjects to the treatment. The results of this phase of the study are presented in the following table. The results show that the treatment had a significant effect on the response of the subjects to the treatment.

The fourth phase of the study was designed to determine the effect of the treatment on the response of the subjects to the treatment. The results of this phase of the study are presented in the following table. The results show that the treatment had a significant effect on the response of the subjects to the treatment.

Phase	Results
Phase 1	Results of Phase 1
Phase 2	Results of Phase 2
Phase 3	Results of Phase 3
Phase 4	Results of Phase 4

The results of the study show that the treatment had a significant effect on the response of the subjects to the treatment. The results of the study are presented in the following table. The results show that the treatment had a significant effect on the response of the subjects to the treatment.

The results of the study show that the treatment had a significant effect on the response of the subjects to the treatment. The results of the study are presented in the following table. The results show that the treatment had a significant effect on the response of the subjects to the treatment.

The results of the study show that the treatment had a significant effect on the response of the subjects to the treatment. The results of the study are presented in the following table. The results show that the treatment had a significant effect on the response of the subjects to the treatment.

- II. That said action shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.
- III. That said ratification and approval authorized and directed the Secretary-Executive Director to execute a Contract with the Contractor above on behalf of this Authority.

Commissioner Ergina moved for adoption. Commissioner Byrnes seconded, and it was unanimously adopted.

The Secretary then introduced the next resolution selecting a site for 30 units of low rent housing. He mentioned Commissioner Ergina had already been heard from regarding the east side of Larkin.

RESOLUTION NO. 2089

* * * * *

RESOLUTION SELECTING A SITE FOR
LOW-RENT HOUSING

* * * * *

RESOLUTION NO. _____

Resolution Selecting a Site for Low-Rent Housing

WHEREAS, this Authority has received a notification from the HUD area office to apply for 167 units for new construction under the conventional public housing program.

WHEREAS, this Authority proposes to construct a low-rent housing project.

WHEREAS, this Authority in cooperation with the Chinatown Coalition for Better Housing and the San Francisco City Planning Department have reviewed various locations.

WHEREAS, the Mayor's Office of Community Development has set aside funds for the acquisition and related cost for sites in the greater Chinatown area.

NOW, THEREFORE, BE IT RESOLVED THAT THE COMMISSION of the San Francisco Housing Authority selects and approves the location on the east side of Larkin Street between Clay and Washington Streets, Assessors Block No. 217, lots 16 and 17, as a site for a low-rent housing project consisting of not more than 30 units.

BE IT FURTHER RESOLVED, THAT THE EXECUTIVE DIRECTOR be and he hereby is authorized and directed to do all things necessary and proper to obtain approvals of the HUD Area Office and the Board of Supervisors of the City and County of San Francisco for the development of said low-rent housing apartments on the aforesaid site.

Commissioner Byrnes moved for adoption. Commissioner Helpman seconded. Unanimously passed.

The Secretary introduced the following resolution:

RESOLUTION NO. 2090
* * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING
AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE
SECOND REVISION OF THE TARGET PROJECTS PROGRAM
MODERNIZATION PROGRAM APPLICATION AS PROPOSED
FOR FUNDING TO THE DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
* * * * *

RESOLUTION NO. _____
* * * * *

RESOLUTION AFFIRMING THE SAN FRANCISCO HOUSING AUTHORITY'S APPROVAL AND PROGRAM SUPPORT OF THE SECOND REVISION OF THE TARGET PROJECTS PROGRAM MODERNIZATION PROGRAM APPLICATION AS PROPOSED FOR FUNDING TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

* * * * *

WHEREAS, on March 14, 1977, the Commission of the San Francisco Housing Authority adopted Resolution Nos: 2070 and 2071 approving and supporting a revised application for funding for the Target Projects Program pursuant to selection by the Department of Housing and Urban Development of the Candidate Project Areas; and

WHEREAS, immediately upon adoption of said Resolution Nos: 2070 and 2071, the revised application was submitted, consisting of Part A and Part B, to the Department of Housing and Urban Development for review and approval; and

WHEREAS, on June 2, 1977, the Department of Housing and Urban Development notified the Authority that the Part B segment, the Modernization Phase of the Target Projects Program was not acceptable due to the high per unit cost for rehabilitation; and

WHEREAS, the Authority, in conjunction with representatives of the Department of Housing and Urban Development has recognized that a significant cost item involved in the modernization program is the rebuilding and conversion of existing three-story apartment buildings into two-story town houses; and

WHEREAS, during subsequent joint review of the work program, an alternative plan was developed excluding the conversion concept in favor of a demolition and broader rehabilitation program encompassing all five project areas; and

WHEREAS, on January 23, 1975, the Commission of the San Francisco Housing Authority adopted Resolution No. 1959 declaring certain policies in connection with the Target Projects Program declaring the intent to demolish a total of 192 units located within the Hunters Point A, CAL 1-17A project and the Hunters View Project, CAL 1-18(3); and

WHEREAS, upon extensive study of the site areas involved, it has become apparent that additional demolition will be necessary to accomplish

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the overall modernization in conjunction with the June 2, 1977 directive from the Area Office of the Department of Housing and Urban Development; and

WHEREAS, the Authority has prepared the second revision of its modernization program in compliance with the recommendations outlined in the June 2, 1977 directive from HUD; and

WHEREAS, in the implementation of this second revision of the program, the Authority shall comply with all reasonable policies, procedures and requirements prescribed by HUD for the Modernization Program; and

WHEREAS, the revised estimated Modernization costs cannot be funded from the current operating funds; and

WHEREAS, the revised proposed work items meet HUD's criteria for eligible Modernization funding; and

WHEREAS, the Authority reaffirms its intent, to the greatest extent feasible, to provide training and employment opportunities to tenants of the Target Projects areas; and

WHEREAS, the Second revision of the Modernization Program includes additional budget work items funded through the Community Development Block Grant Program and the Economic Development Administration; and

WHEREAS, the Commission of the San Francisco Housing Authority has reviewed the Second revision of the Part B Target Projects Program Modernization Budget and Work Program and approves the same and directs that it be formally submitted for HUD approval.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the San Francisco Housing Authority Commission formally requests approval of this second revision of the application from the Department of Housing and Urban Development.
- II. That, the part of such policy declared in said Resolution No. 1959 as it pertains to intent of demolition be, and the same hereby is revised as follows:
 1. Hunters Point A, CAL 1-17(A) West: demolish nine three-story buildings and four two-story buildings, totalling 116 dwelling units.
 2. Hunters Point A, CAL 1-17(A) East: demolish seven three-story buildings and three two-story wing buildings, totalling

90 dwelling units.

3. Hunters View, CAL 1-18(3): demolish six three-story buildings, totalling 72 dwelling units.
4. Hunters Point B, CAL 1-17(B): demolish six three-story buildings and one two-story wing building, totalling 74 dwelling units.
5. Alice Griffith, CAL 1-18(4): Partially demolish eight three-story buildings, including the top two floors of each structure, totalling 64 dwelling units.

Demolition in the Hunters Point and Alice Griffith areas shall total 416 dwelling units; and

BE IT FURTHER RESOLVED:

That it is the policy of this Commission that all land presently held by the Authority in the Hunters Point-Alice Griffith area be kept and used for low-rent public housing and, accordingly, that all land cleared by demolition be retained by the Authority and that low-rent public housing be constructed on it within a reasonable time, and pursuant to this Authority's scattered site housing policy, and as a priority on the Authority's construction schedule; and that said demolition of all 416 dwelling units be conditioned upon:

- HUD assurance that debt service for all units demolished will be paid by the Federal government; and

- The availability of the City and County of San Francisco's Central Relocation administrative and financial resources for any displacement that might result from the demolition and/or rehabilitation and modernization programs; and

- Assurance from the Mayor that the Housing Assistance Plan, submitted to HUD, in support of Community Development Block Grant funds, includes the need for at least 416 new replacement family units constructed in the City for low-income family use; and

- Assurance from the Mayor that needed neighborhood community buildings and facilities to serve the Hunters Point Area, including the Alice Griffith Garden Homes, will be provided from Community Development Block Grant funds; and

BE IT FURTHER RESOLVED:

That all other conditions and policies set forth in Resolution No. 1959 as they pertain to said policy on demolition shall remain in full force and effect; and

BE IT FINALLY RESOLVED:

That this Resolution revises Resolution No. 1959 to the extent enumerated above and that should any conflict arise between this Resolution and other Resolutions of this Authority heretofore adopted and now in force and effect, this Resolution shall prevail to the extent of such conflict.

Commissioner Ubalde left the meeting at 11:00 and returned at 11:03.

Commissioner Byrnes moved for adoption of the above resolution, with a second by Commissioner Ergina. Unanimously adopted.

Acting Chairperson Wallace informed the Board Mr. John Epler, from the Supervisory Housing Management Area Office of HUD, was in the audience and would be returning to Washington that afternoon. She wanted to publicly thank HUD for their cooperation in aiding with the demolition problem.

Ms. Frances Williams, President of the Tenant Advisory Council of Hunters Point, asked when SFHA would acquire Inchon Village.

Mr. Epler replied, it was not an easy question to answer. They have started on the appraisal of this property which is a key step in the process. It's moving along, but it would still be a matter of months. He also said there has been a great deal of negotiating at the Central Office level.

The Secretary informed him the tenants are very worried about Inchon Village, and Mr. Epler promised he would get the message back to the necessary people.

At this point Mr. DeGuzman was permitted to pass out his material. It was agreed the Commission and staff would study the material on the IHTA and a response would be drafted.

The Secretary read the following:

RESOLUTION NO. 2091
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO NEW YORK CITY,
TO ATTEND NAHRO'S TPP SERVICES PROGRAM EXPERIENCE
EXCHANGE FORUM IV, AUGUST 7-10, 1977
* * * * *

RESOLUTION NO. _____

RESOLUTION AUTHORIZING TRAVEL TO NEW YORK CITY, TO ATTEND NAHRO'S TPP
SERVICES PROGRAM EXPERIENCE EXCHANGE FORUM IV, AUGUST 7-10, 1977

WHEREAS, the National Association of Housing and Redevelopment
Officials will hold its fourth national TPP Services Program Experience
Exchange Forum in New York City, August 7-10, 1977; and

WHEREAS, the TPP Services Program Experience Exchange Forum IV
is designed to provide an opportunity for a self-analysis of the Target
Projects Program experience and its implications for future program policy
and planning; and

WHEREAS, Forum IV is the concluding forum in a series designed to
facilitate communication and mutual resource-sharing among those housing
authorities participating in the Target Projects Program; and

WHEREAS, the San Francisco Housing Authority is actively participating
in the TPP Program in the Hunters Point-Alice Griffith areas of San Francisco;
and

WHEREAS, this Authority deems that the attendance of the aforementioned
Forum of a Commissioner and the Executive Director is essential to the conduct
of its low-rent housing operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a Commissioner and the Executive Director be authorized
to travel to New York City, August 7-10, 1977 for the purpose of attending
the aforementioned Forum.

II. That travel time, expenses and per diem be allowed in accord-
ance with the travel policy of this Authority as adopted January 2, 1977.

III. That this Resolution become effective immediately.

Also, for the Commissioners' information, the Secretary reported that, pursuant to the authorization granted to the Executive Director, and as a result of the election held by the TPP Resident Advisory Council, there will be two TPP Advisory Council Members attending this forum.

Commissioner Byrnes moved for adoption. However, Acting Chairperson Wallace said, before we move for adoption, Ms. Patricia Brown had a question.

Ms. Brown's question was in reference to travel funds for the TPP Exchange Forum. She wanted to know why more residents could not be allowed to attend as this was the last Forum. Mr. Epler of HUD stated that it was HUD's position that the minimum number needed to adequately cover the conference attend, and no more than that. He could not advise us on how many to send to each conference. Secretary said he felt two residents could adequately cover the Forum in question.

Commissioner Byrnes supported the Secretary and moved for adoption of the resolution. Commissioner Ubalde seconded, and it was unanimously adopted.

The Secretary introduced the following resolution:

RESOLUTION NO. 2092
* * * * *
RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT
NO. 39 TO ACC NO. SF-255 PROVIDING FOR THE
DEPOSIT OF MONIES UNDER A GENERAL DEPOSITORY AGREEMENT:
AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT
NOTES
* * * * *

(ORIGINAL RESOLUTION FILED IN MINUTE BOOK)

Commissioner Byrnes moved for adoption. Commissioner Ubalde seconded. Unanimously Adopted.

The Secretary read the following:

RESOLUTION NO. 2093
* * * * *

RESOLUTION RATIFYING APPROVAL OF AWARD OF PAINTING
SUBCONTRACT - CAL 1-16 ALEMANY PROJECT
* * * * *

RESOLUTION NO. _____

RESOLUTION RATIFYING APPROVAL OF AWARD OF PAINTING SUBCONTRACT -
CAL 1-16 ALEMANY PROJECT

WHEREAS, on May 17, 18, 19, 1977, the Housing Authority of the City and County of San Francisco advertised for subcontractor bids for Exterior Painting work at Project CAL 1-16, Alemany; and

WHEREAS, on June 1, 1977, the following bids for Exterior Painting were received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1.	Jesse T. Carr	\$64,575.00
2.	W. G. Thompson Inc.	\$67,850.00
3.	Stemberga & Matas	\$72,000.00
4.	J. Wm. Sorensen	\$112,939.00

WHEREAS, after review of the Authority's estimates, it has been determined that the low bid received for the Exterior Painting is within the budget amount; and

WHEREAS, since time is of the essence in the scheduling of the proposed work, the Commissioners of the San Francisco Housing Authority were polled on June 16, 1977 to obtain authorization for the Executive Director to award a contract for the Painting work to Jesse T. Carr.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the aforementioned action of the Executive Director of the San Francisco Housing Authority relating to the award of a contract for the Painting work, and the same hereby is, ratified and approved.
- II. That said action shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.
- III. That said action is contingent upon receipt and approval of the Contractor's Affirmative Action Program.
- IV. That said ratification and approval authorized and directed the Secretary-Executive Director to execute a Contract with the Contractor above on behalf of this Authority.

Commissioner Byrnes commented for the record, that it constantly amazed her to see the tremendous differences in the bid amounts and asked if this was usual in this type of situation.

The Secretary answered that here in the Housing Authority, we are accustomed to this type of spread. In the past, the reason for this was the fear of vandalism, so the contractor or subcontractor would build this into the cost of doing business with us. Another reason has been fear of Affirmative Action Programs and the requirements imposed upon the contractor. This minority contractor appears, from all indications, to be doing a very commendable job.

Commissioner Ubalde moved for adoption with a second by Commissioner Byrnes. Unanimously adopted.

Secretary then presented the following:

RESOLUTION NO. 2094
* * * * *

RESOLUTION RATIFYING APPROVAL OF AWARD OF SUBCONTRACT -
CAL 1-5 BERNAL DWELLING HEATING
* * * * *

Commissioner Byrnes commented for the record, that it constantly amazed her to see the tremendous differences in the bid amounts and asked if this was usual in this type of situation.

The Secretary answered that here in the Housing Authority, we are accustomed to this type of spread. In the past, the reason for this was the fear of vandalism, so the contractor or subcontractor would build this into the cost of doing business with us. Another reason has been fear of Affirmative Action Programs and the requirements imposed upon the contractor. This minority contractor appears, from all indications, to be doing a very commendable job.

Commissioner Ubalde moved for adoption with a second by Commissioner Byrnes. Unanimously adopted.

Secretary then presented the following:

RESOLUTION NO. 2094
* * * * *

RESOLUTION RATIFYING APPROVAL OF AWARD OF SUBCONTRACT -
CAL 1-5 BERNAL DWELLING HEATING
* * * * *

RESOLUTION NO. _____

* * * * *

RESOLUTION RATIFYING APPROVAL OF AWARD OF SUBCONTRACT -
CAL 1-5 BERNAL DWELLINGS HEATING

* * * * *

WHEREAS, on April 18, 19, 20, 1977, the Housing Authority of the City and County of San Francisco advertised for subcontractor bids for the three-story buildings heating work at Project CAL 1-5, Bernal Dwellings; and

WHEREAS, on May 5, 1977, the following bids for the three-story buildings heating work were received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1.	Glenn's Heating	\$95,861.00
2.	E. Mitchell Inc.	\$149,821.00
3.	Colan Heating	\$172,827.00
4.	J. Gibbs Sons Inc.	\$178,410.00

WHEREAS, after review of the Authority's estimates, it has been determined that the low bid received for the three-story buildings heating work is within the budget amount; and

WHEREAS, since time is of the essence in the scheduling of the proposed work, the Commissioners of the San Francisco Housing Authority were polled on June 16, 1977 to obtain authorization for the Executive Director to award a contract for the Heating work to Glenn's Heating.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, AS FOLLOWS:

- I. That the aforementioned action of the Executive Director of the San Francisco Housing Authority relating to the award of a contract for the Heating work, and the same hereby is, ratified and approved.
- II. That said action shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.
- III. That said action is contingent upon receipt and approval of the Contractor's Affirmative Action Program.
- IV. That said ratification and approval authorized and directed the Secretary-Executive Director to execute a Contract with the Contractor above and on behalf of this Authority.

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637
TEL: 773-837-3000

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CHICAGO, ILLINOIS 60637
TEL: 773-837-3000
FAX: 773-837-3000
WWW: WWW.CHICAGO.EDU

1	2	3
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Commissioner Byrnes moved for adoption. Commissioner Ubalde seconded. Unanimously adopted.

The Secretary presented the following resolution stating, this was an instance where everybody was over the estimated amount:

RESOLUTION NO. 2095

RESOLUTION RATIFYING REJECTION OF SUB-BIDS - CAL 1-5,
BERNAL DWELLINGS

RESOLUTION NO. _____

RESOLUTION RATIFYING REJECTION OF SUB-BIDS - CAL 1-5, BERNAL DWELLINGS

WHEREAS, on April 18, 19, 20, 1977, the Housing Authority of the City and County of San Francisco advertised for subcontractor bids for the high rise building heating work at Project CAL 1-5, Bernal Dwellings; and

WHEREAS, on May 5, 1977, the following bids for the high rise building heating work were received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1.	John O'Brien	\$119,500.00
2.	E.H. Morrill Co.	\$135,000.00
3.	E. Mitchell Inc.	\$144,046.00
4.	F.W. Spencer & Son, Inc.	\$170,631.00
5.	Broadway Plumbing	\$179,400.00
6.	J. Gobbs Sons, Inc.	\$187,460.00

WHEREAS, after review of the Authority's budgeted amount for the high rise building heating work involved, it has been determined that the low bids received exceed the budgeted amount; and

WHEREAS, since time is of the essence in the scheduling of the proposed work, the Commissioners of the San Francisco Housing Authority were polled on June 16, 1977 to obtain authorization for the Executive Director to reject the bids submitted for the high rise building heating work and to rebid this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the aforementioned action of the Executive Director of the San Francisco Housing Authority relating to the rejection of the high rise building heating bids, and the same hereby is, ratified and approved.
- II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.
- III. That the Executive Director is instructed to re-bid the work immediately.

Commissioner Ubalde moved for adoption with a second from
Commissioner Byrnes. Unanimously adopted.

The Secretary then introduced the following resolution:

RESOLUTION NO. 2096
* * * * *

RESOLUTION ACCEPTING FUNDING FOR AFTERCARE HOUSING
* * * * *

RESOLUTION NO. _____

RESOLUTION ACCEPTING FUNDING FOR AFTERCARE HOUSING

WHEREAS, the Department of Housing and Community Development invited the San Francisco Housing Authority to be designated as a Local Sponsoring Agency to provide Housing Assistance Payments for Developmentally Disabled, Mentally Disordered and Physically Disabled adults in San Francisco County in accord with the Federal Section 8 Housing Assistance Program and the Aftercare Housing Law, Section 34700 of the State Health and Safety Code.

WHEREAS, the Mayor's Office of Community Development also requested that the San Francisco Housing Authority submit an application to the State Department of Housing and Community Development so that San Francisco may obtain an allocation of 110 units of Section 8 subsidy funds for the handicapped.

WHEREAS, the Golden Gate Regional Center, the Department of Rehabilitation, the Department of Public Health and Community Health Services and the California League for the Handicapped, Inc., have agreed to provide the necessary back-up services, namely, referrals, job counseling and placement recreation, adjustment training for the visually-handicapped Medical appointments, etc.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT THE SAN FRANCISCO HOUSING AUTHORITY ACCEPT THE FUNDS APPROVED THROUGH ITS APPLICATION TO THE STATE OF CALIFORNIA'S DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

The Secretary explained that \$280,392 has been made available for housing assistance payments under Section 8, through the California Department of Housing and Community Development, and the Housing Authority has been invited to participate in this program for the benefit of the physically handicapped, developmentally disabled, and emotionally disordered.

Commissioner Ergina asked, since it was a specified amount, what would happen if that amount proved insufficient.

The Secretary said, merely, that we would ask for additional funds.

When Counsel Sullivan was asked his opinion, he replied he could only assume the legislature would find somebody to fund it.

With that, Commissioner Ergina moved for adoption. Commissioner Byrnes seconded, with unanimous approval.

The Secretary informed the Board he had failed to put on the agenda the fact that we have new officers for the Public Housing Tenants Association. The election took place on June 2nd, and as Executive Director, on behalf of the Staff, he wanted to congratulate Ms. Jennie Hammond and the other officers elected. He asked Ms. Hammond to give the names of the other officers and ask them to stand so they could make official recognition of the new officers. He said they have a difficult task before them and pledged the assistance of the Staff of the Housing Authority in the Tenants Association endeavors.

Ms. Hammond said she was looking forward to working with the Commissioners. Due to circumstances beyond her control, just she and Vice President Cleo Wallace were present; the other officers could not be present. She said she was totally unprepared to receive any kind of recognition. The Secretary offered congratulations nonetheless, for which Ms. Hammond thanked him.

Commissioner Ergina asked the Secretary what his intentions were regarding the conversion of Section 23 units to Section 8.

The Secretary said he knew there would be some concern in this regard, and asked authorization to proceed with a conversion application and action could be ratified at the Commission meeting of August 18th. He wanted some time to brief the Board on the special conversion of Section 23 to Section 8.

The Commission directed Secretary to proceed as requested.

Acting Chairperson Wallace recognized Evelyn Darnes who had been wanting to speak.

Ms. Darnes asked about the property in back of the Alice Griffith Garden Homes which is used as a parking lot.

The Secretary said that Staff will respond in writing to Ms. Darnes' request regarding the amount of money received by the SFHA for the parking facility adjacent to Alice Griffith.

Acting Chairperson Wallace adjourned the meeting at 11:30 a.m.

Vice Chairman

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, August 18, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, August 18, 1977.

1. ROLL CALL:

Meeting was called to order by the Acting Chairperson.

Roll Call found the following members to be:

PRESENT:	Ms. Cleo Wallace, Acting Chairperson
	Dr. Amancio Ergina, Commissioner
	Mr. Martin Helpman, Commissioner
	Rev. Dr. A.C. Ubalde, Jr., Commissioner
	Mr. George Patton Colbert, Commissioner

EXCUSED:	Rev. Jim W. Jones, Chairman
	Ms. Joan Byrnes, Commissioner

The Acting Chairperson declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/Executive
Director
Mr. John E. Sullivan, Counsel

2. VISITORS:

The Secretary acknowledged and welcomed all visitors present.

3. APPROVAL OF AGENDA:

Commissioner Ergina moved for adoption of the Agenda with a second from Commissioner Ubalde. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Ergina moved that the minutes of the Regular Meeting of July 21, 1977, be approved. After seconding by Commissioner Ubalde, it was unanimously carried.

5. GENERAL COMMUNICATIONS:

The Secretary read the following report of August 11, 1977, regarding the request of the San Francisco Board of Supervisors to conduct an audit and study of the San Francisco Housing Authority:

A letter dated June 17, 1977 was directed to the Executive Director of the San Francisco Housing Authority by Mr. Harvey M. Rose, Budget Director and Analyst for the Bureau of the Budget of the Board of Supervisors for the City and County of San Francisco. Mr. Rose's letter advised that he had instructions from the Finance Committee of the Board of Supervisors to review, analyze and monitor Community Development funded programs and pursuant to such instructions his office would conduct a management audit of the Housing Authority. Mr. Rose further stated that he had been requested to determine if a more cost effective agency could be formulated which would better meet San Francisco's housing needs.

A response to Mr. Rose's letter was sent on June 23, 1977, wherein assurance was given the Housing Authority would cooperate and assist in any way possible in a review and analysis of the portion of the Authority operations that related to the funding and administration of the small portion of our operations which is supported by funds from Community Development Block Grant source. We further advised that if the proposed plan to conduct a management audit of the Housing Authority was to go beyond the stated instructions of the Finance Committee of the Board of Supervisors to review CD Block Grant expenditures, and in any way related to a study of the entire Housing Authority operations, that we would oppose such an extensive audit without a formal request being directed to the Housing Authority Board of Commissioners from the Board of Supervisors of the City and County of San Francisco.

A letter dated July 8, 1977, was directed to the Housing Authority by Margaret G. Maguire, Acting Clerk of the Board of Supervisors, advising that at a meeting of the Board of Supervisors held on June 27, 1977, on motion by Supervisor Dianne Feinstein, duly adopted, the Director, Bureau of the Budget of the Board of Supervisors, was directed to conduct an audit and study of the San Francisco Housing Authority to determine whether a more cost-effective and efficient agency could be evolved through merger of existing agencies, or by any other method. The letter further advised that the Board of Supervisors requested the Housing Authority to permit Mr. Harvey Rose and his staff to conduct said survey.

The Secretary outlined, for the Commission, the following points regarding the Housing Authority's financial operations and its relationship with the City and County of San Francisco:

1. The San Francisco Housing Authority is not an Agency or Department of the City and County of San Francisco. The Housing Authority is created as a State Agency, a public body corporate and politic, and is not an agency of the city in which it functions.
2. With respect to Audit requirements under the State Housing Authorities Law, in Section 34327.6 of the State Health and Safety Code, it is stated that all funds of housing authorities not subject to audit by a federal agency shall be audited at least once each year at the expense of the housing authority by the State Department of Finance, or, at the option of the housing authority, by a C.P.A., or Public Accountant, licensed by the State Board of Accountancy, and approved by the Director of Finance. In the case of the San Francisco Housing Authority, the Federal Agency (Department of Housing and Urban Development) conducts biennial audits.
3. With respect to the Federal Audit, Section 311 of the Annual Contributions Contract between the Department of HUD and the Housing Authority, requires full access by the Federal Agency and Comptroller General of the United States, to all books, documents, papers and records of the Housing Authority at all times, including the right to Audit. The policy established by the Federal Agency (HUD) is to have an Audit of the Housing Authorities every two years. The last Department of HUD Audit of the San Francisco Housing Authority is dated February 19, 1976. Copies of the HUD Audit were transmitted by letter dated March 17, 1976 to Mr. Quentin Kopp, President of the Board of Supervisors in the City and County of San Francisco, and to Mayor George Moscone and the Chairman of the Housing Authority Board of Commissioners under date of March 18, 1976.

4. The next Federal Audit of the San Francisco Housing Authority is scheduled as soon as books are closed at the end of our current Fiscal year which is September 30, 1977. It will take 30 days to close the books after September 30th, therefore the Audit should start approximately November 1, 1977.
5. The financial resources of the Housing Authority are mainly completely separate from the City and County of San Francisco. Attached is a listing of the budgeted source of funds for 1977. Out of a total of approximately \$39 million dollars available for the year, only \$3.8 million is available from Community Development Funds. The total of three years of allocation of CD-BG funds to the Housing Authority, is less than 10% of the Housing Authority one-year financial operation.
6. The financial operations of the Housing Authority, in dealing directly with tenants and the Department of HUD, for financial resources, is completely different than the financial support for the Redevelopment Agency, which is dependent entirely on funding through the City and County of San Francisco by allocation of CD Block Grant funding.
7. The Housing Authorities Law for the State, under Section 34290 of the Health and Safety Code, does provide that as an alternative to the appointment of commissioners of the Authority, the governing body of any county or city may declare itself to be the Commissioners of the Authority, in which case all the rights, powers, duties, privileges and immunities, vested by this chapter in the Commissioners of an Authority, except as otherwise provided in this article, shall be vested in the governing body.

Based on the first six items enumerated above, it would appear that the Board of Supervisors would not have sufficient cause to expend City funds and time involved, to conduct a comprehensive audit and study of the Housing Authority. However, in consideration of item #7 above, there does appear to be a supporting reason for the Board of Supervisors to ask for the audit and study of the Housing Authority.

If the Commission moves to approve the request, it is recommended that timing of the City Audit and study be coordinated with the Federal Audit to reduce the amount of disruption to Housing Authority staff that would otherwise occur if one Audit follows closely after another.

Following this, the Secretary informed the Commission it was staff's recommendation to permit the Board of Supervisors to conduct an audit.

Commissioner Ergina moved to permit the Board of Supervisors to conduct their audit. Commissioner Ubalde, before seconding, asked to amend the motion to include the request that a mutually suitable time be chosen for the audit.

At this point the Acting Chairperson asked for the second before further discussion. Commissioner Ubalde seconded, then stated further that he was concerned about the timing of the audit. Inasmuch as the Housing Authority is up for audit at the end of September, he urged that the Board of Supervisors conduct their audit at the same time.

The motion was unanimously passed. The Secretary assured the Commission that Commissioner Ubalde's comments would be communicated to the Board of Supervisors.

6. REPORT OF SECRETARY:

The Secretary read into the record the following report dated August 16, 1977:

STATUS REPORT - RELOCATION - INTERNATIONAL HOTEL

Since September 1976, continuing efforts have been made by the SFHA to work out a relocation plan for the residents of the International Hotel.

June - July, 1977

A series of meetings and telephone conversations were held with the International Hotel attorneys and the staff of the International Hotel Tenants Association in an effort to resolve relocation problems in the event of eviction. Also, a number of conversations were held with the staff of the Human Rights Commission. SFHA staff repeatedly attempted to obtain numbers of actual residents in order to draw up plans for possible relocation, but these numbers were not forthcoming. International Hotel Tenants Association representatives maintained that they wished to concentrate all efforts on preserving the Hotel.

The Housing Authority made clear that every available resource in conventional public housing and Section 23 leased housing would be made available to International Hotel residents in the event of an eviction.

August 4, 1977

After the actual eviction on August 3, 1977, the SFHA assigned bi-lingual staff to stand by at the Central Office to accommodate any of the evicted residents of the Hotel. These interviewers stood by all day on the 4th and 5th (Thursday and Friday) and were on call to appear on Saturday (6th) if needed.

One former International Hotel resident did appear and was immediately assigned a Section 23 unit. In this endeavor to assist, we received the cooperation of the Mayor's Office of Special Projects. Prior to the eviction, two other former International Hotel residents were assisted in obtaining units in conventional public housing.

After reading the report, the Secretary informed the Commission that the Board of Supervisors held a meeting, last Tuesday, of their Housing, Planning and Development Committee, which was called by Supervisor Francois. It was attended by Mr. Carl Williams of the Mayor's office, Mr. Wilbur Hamilton, Mr. Jim Wilson of the Redevelopment Agency, Jim Derman of the Sheriff's Office, and your Secretary, all of whom explained the relocation process and what resources were available during the actual day of the eviction. Supervisor Francois said he was satisfied that all efforts had been made to give relocation information to the residents, and as far as he was concerned, there was no further action indicated on the issue of relocation. However, the residents raised some other issues, such as the possibility of the City and County of San Francisco buying the International Hotel. They asked that the City and County of San Francisco not permit Four Seas to demolish the International Hotel.

The Secretary said Counsel Sullivan, in his report, would have further comments on this.

There were no questions or comments on this report, and he went on to present the following reports:

PACIFIC SOUTHWEST REGIONAL COUNCIL NAHRO DUES

We are in receipt of statement from NAHRO requesting \$357.05 for annual dues for membership in the Pacific Southwest Regional Council for the period of July 1, 1977 to June 30, 1978. This amount is calculated on the basis of 8282 units (\$200.00 for first 2000 units and 6282 units @ 2½¢ or \$157.05).

Your approval for payment is respectfully requested.

August 18, 1977

Commissioner Ubalde moved for payment with a second from Commissioner Tolpman. Unanimously approved.

The Secretary then presented the statement for

NATIONAL NAHRO DUES

We have received an invoice for \$1,711.52 less discount of \$342.31, leaving a total of \$1,369.21 for Agency Membership in NAHRO for the subject period.

The amount of dues applicable to this Housing Authority is determined per fee schedule applicable to 8,542 units.

The number of units include all units in operation including leased housing.

Staff has reviewed this statement and find it to be in order. It is respectfully requested that the Commission approve payment in the amount of \$1,369.21 as invoiced.

Commissioner Ubalde, with a second from Commissioner Ergina, made a motion the invoice be paid. Approval was unanimous.

Next on the Agenda was the report on

NAHRO TPP SERVICES PROGRAM EXPERIENCE EXCHANGE FORUM IV

From August 7-10, 1977, the Executive Director and three residents of the TPP area in San Francisco -- Melva Trask, Annie Mae Manning and Evelyn Darnes -- attended NAHRO's TPP Experience Exchange Program Forum IV in New York City. This Forum was the final one and represented a summing up of the TPP experience and also dealt with unfinished needs.

Workshops were held on management planning techniques, program evaluation techniques and methods, and resident involvement. Sessions were also held which dealt with the particular problems and accomplishments in individual HUD regions or groups of regions.

Over 200 persons attended this Forum, representing all TPP authorities in the United States. The major question on everyone's mind appeared to be whether TPP would be continued by the Carter Administration. Therefore, the highlight of the conference was the presentation of HUD Deputy Assistant Secretary for Assisted Housing, Nancy Chisholm. Ms. Chisholm said there would be no new TPP funding per se, but Congress had appropriated what will amount to \$475 million in public housing modernization capital improvements. There are certain areas HUD will be focusing on in the expenditure of these funds, according to Ms. Chisholm. They are as follows:

1. Energy conservation.
2. Retrofitting of public housing projects for the use of the handicapped pursuant to recent HEW regulations which provide for all federally-funded programs to contain provisions for access by the handicapped.
3. Utilization of the notion of defensible space to promote public housing development security.
4. Conversion of highrise family structures to use by the elderly solely, and appropriate relocation of the family tenants to other assisted housing.

Ms. Chisholm said HUD is looking forward to the study to be made regarding formal tenant participation regulations. She said experiments in tenant management throughout the country have shown promising results, but tenant management was not the answer for every development or every authority.

Further, she said she had been asked if there were going to be a more limited role for housing authorities in the future. She then gave a stirring answer to the contrary. The Deputy Assistant Secretary maintained that housing authorities do and will continue to play the major role in the delivery of housing assistance in the United States.

Ms. Chisholm was optimistic regarding efforts to defeat permanently, the OMB-HRW proposals to eliminate federally-assisted housing.

Those of us from San Francisco thoroughly enjoyed the Forum and felt that much valuable information, experience and ideas were exchanged.

Attached to the foregoing report was the following routine TPP Status Report:

July 29, 1977

The TPP Quarterly Report for the period ending June 30, 1977, was transmitted to the Department of Housing and Urban Development, San Francisco Area Office.

August 1, 1977

The Revised TPP Part B Application was submitted to HUD. These revisions included changing of one milestone and necessary corrections on HUD Reporting Forms 54001.

August 11, 1977

The TPP Resident Advisory Council Meeting was cancelled because a quorum could not be achieved.

Overall work on the 30-unit segment is 60% complete. All sub-contractors are on the job except the flooring and ceramic tile trades.

Painting has begun on the exterior of the buildings and interior painting is scheduled to begin within two weeks. September is the target date for completion.

Demolition work for the lower west section has been readvertized for bid. The bid opening is scheduled for August 23, 1977. The initial bid opening took place on July 20, 1977, but all bids received were too high.

Rehousing Report

CAL 1-17A (West) - this site has been completely vacated.

CAL 1-17A (East) - 39 residents remaining; 8 on reservation.

Concentration now being directed toward the rehousing of all residents in CAL 1-17A (East).

Rehousing needs - Cal 1-17A (East):

<u>Bedroom Size</u>	<u>Residents</u>
1	1
2	11
3	20
4	6
5	1

The Secretary read the following report:

WASHINGTON, D.C. CONFERENCES

On August 11, 1977, the Executive Director, Acting Chairperson Cleo F. Wallace, and three public housing residents -- Melva Trask, Annie Mac Manning, and Evelyn Darnes -- were participants in a series of meetings in Washington, D.C. with key housing, administration, and legislative officials. (The Commissioners were given a copy of that day's agenda.)

Thanks to the assistance of Mayor George Moscone, our delegation was able to meet with HUD Assistant Secretary for Assisted Housing, Laurence Simons. (The Commissioners were given a copy of Mayor Moscone's letter to Secretary Patricia Roberts Harris.) Several items of key import to the San Francisco Housing Authority were discussed with the Assistant Secretary. The still-pending issue of Incheon Village was mentioned first. The disposition of Incheon Village to the Housing Authority is still being considered by the General Services Administration. Mr. Simons assured us his office would push the GSA to come to a decision regarding the fate of Incheon Village within the Month of August.

Second, our delegation told Mr. Simons of the full support of the San Francisco Housing Authority and its residents in all efforts to prevent the demise of federal housing assistance to those of low income. Mr. Simons said that the struggle would continue around the first of the year at the time of preparation of the fiscal 1979 budget and was grateful for our support.

The issue of performance funding was then raised with Assistant Secretary Simons. The Executive Director stressed the inadequacy of the performance funding system for large urban housing authorities and the lack of any appeals mechanism. The Assistant Secretary replied that if Congress provided HUD with an appeals mechanism, HUD would not be upset.

Finally, the important issue of the Target Projects Program in San Francisco was discussed. We indicated our appreciation of all of HUD's efforts to assist this agency and the public housing residents in the Hunters Point community. I mentioned the current Commission policy favoring demolition of all three-story buildings except in Alice Griffith, where the three-story buildings would be converted to one-story townhouses. Mr. Simons asked questions regarding this proposal. His questions focused on the issues of impactation and displacement. Mr. Simons said that a central office policy decision was needed with regard to the TEP plan in San Francisco. He said he would send a group from HUD Central to San Francisco, including an equal opportunity and a community development representative, to consult with the SFHA and view the area and come to a final conclusion. The team would consult with the SFHA regarding their recommendations. I asked that HUD consider replacement housing on a one-for-one basis. Mr. Simons replied that would be an item to be considered by the team.

Subsequent to our return to San Francisco, we have received word that this team delegated by Assistant Secretary Simons will be in San Francisco on Monday, August 22nd, and will meet with all relevant parties and will tour the Hunters Point developments and Alice Griffith Garden Homes.

Our initial meeting in Washington was with Robert Maffin, the Executive Director of NAIRO, and Ed Silverman, NAIRO legislative liaison. We were briefed on important issues affecting public housing now being considered by the Carter administration and in Congress. We were able to use this information in our discussions with representatives of Congressman John Burton, Congressman Phillip Burton, and Senator Edward Brooke, and with Marcy Kaptur of the President's Domestic Council.

The major points we raised included continuation of the Target Projects Program nationwide, the performance funding system for PHA operating subsidy and its limitations, and the OMB-HEW proposal to halt federally-assisted housing in order to adequately fund welfare reform. We learned that a total cessation of federally-assisted housing is no longer a real possibility. However, we also learned that the idea of imputation is not dead and we spoke actively against it. Under imputation, a welfare recipient who is also a resident of assisted housing would have his or her grant diminished to reflect the benefit of this housing. This would lead to many welfare recipients vacating public housing, thus losing many special services and causing many management and security difficulties for public housing. We argued that it was an unfair burden to place a tax on public housing residents who were also welfare recipients.

We also spoke in favor of a national program for public housing security because current operating subsidy does not permit such a program. Congress has appropriated a great deal of money for physical public housing modernization but without a security program of magnitude, such money may well be spent in vain. We urged the Congressmen to support the Public Housing Security Act of 1977, which has already been introduced in the House. We also learned from Mr. Buckley of Senator Brooke's staff that Senator Brooke would be amenable to introducing such a bill in the Senate.

We were encouraged by our reception and hope this series of meetings will bring good results for public housing in San Francisco and nationwide.

Commissioner Ubalde expressed concern regarding the words, "cessation of federally-assisted housing" and "imputation", and felt the commission should know more about this. The Secretary asked Commissioner Wallace to comment on this issue before responding to Commissioner Ubalde's concerns, since she had been present in Washington.

Acting Chairperson Wallace felt a very deep fear that housing seemed to be a side issue with HEW. She was particularly concerned for people receiving food stamps and medical care. Due to the high cost of living in California, she felt it was incorrect to put all welfare recipients, nationwide, on the same basis.

In response to Commissioner Ubalde's concerns, Secretary stated that we were encouraged by the fact that at least a Congressman from California will be chairing the sub-committee which would hold hearings on the welfare proposal. In addition, Congressman Burton's office informed the delegation that he may be on that sub-committee. Secretary further stated that NAHRO, in addition to various people, had promised to keep us apprised of further developments on the welfare reform proposal.

Commissioner Ubalde asked what alternatives, if any, were discussed.

Acting Chairperson Wallace responded that alternatives were very limited, and at this point nobody seemed to know what was really going on.

In reference to the visit by the task force from Central Office of HUD, Commissioner Ubalde said even though he had a full schedule the coming Monday, he would try to be present in the afternoon to meet with the task force.

Acting Chairperson Wallace said they would appreciate the presence of any Commissioners who could be present.

The Secretary said the Commissioners would be alerted as to time and place.

Acting Chairperson Wallace added, for the benefit of Mrs. Trask, a member of the Washington delegation who had expressed concern regarding the demolition in the TPP area, that Secretary Harris was philosophically opposed to the demolition of public housing units which are structurally sound. However, they were still working on obtaining Incheon Village. The great concern there, is that with the addition of these units, it would create a greater impact of units in one area. She felt, after next week we would all know more about the direction in which this is going.

The Secretary next presented his report on the:

NAHRO BOARD OF GOVERNORS MEETING, SALT LAKE CITY, UTAH, JULY 27-28, 1977

The NAHRO Board of Governors met in Salt Lake City, Utah, on July 27th and 28th. The meeting was quite well-attended. In addition to the meetings of the Board of Governors and the Steering Committee, various committees met, among them the Committee on Hispanic Affairs of which I am Chairperson.

Board of Governors Meeting

The Board of Governors received a report of the Steering Committee and also heard reports from all Committee chairpersons regarding on-going activities and items of import.

The most important item of business taken up at this session was the proposal of the Office of Management and Budget to eliminate all subsidized housing programs in order to more adequately fund the Administration's welfare reform proposals. The Board of Governors passes a resolution deploring this OMB proposal and urging President Carter, cabinet members, and legislators to act quickly to preserve subsidized housing programs for low income families and individuals. Actions taken by NAHRO, the National Housing Conference and the Leased Housing Association have proven effective at least for the time being. OMB deleted its housing elimination recommendations in its report to the President and the President's address on welfare reform on August 6th made no mention of any curtailment in housing assistance programs nor of increasing the cost of such programs to welfare recipients. NAHRO will continue to monitor activity in Washington to see that action is not recommended nor taken to eliminate the subsidized housing programs which have helped so many Americans.

Committee Meetings

The National Committee on Hispanic Affairs discussed actions taken regarding affirmative action on the hiring of more Hispanics for the NAHRO staff and urged strong support of Hispanic nominees and those sensitive to Hispanic needs for office in national NAHRO. In addition, the National Hispanic Coalition for Better Housing made a presentation which urged more consideration for the cultural patterns of Hispanics in the establishment of subsidized housing in Hispanic areas and also presented the tremendous need of Hispanics for improved housing opportunity.

The Task Force for Women in Housing and Community Development also met in Salt Lake City. The Task Force had a very lengthy agenda devoted to both short- and long-term objectives. Basically, this Task Force is concerned in identifying the contributions which women can make in saving and rebuilding communities and to promote, develop and implement action programs to increase the extent and quality of women's participation in the nation's housing and community development industry. Finally, the Task Force would like to increase the responsiveness of housing and community development programs to the particular needs of women as consumers.

The Regional, Chapter, and State Relations Committee met on the issues of developing a system for the more effective planning of NAHRO meetings at all levels--chapter, regional, and national. The Committee

wishes to develop procedures for identifying the total range of services which could or should be provided by NAHRO to its members.

On the whole, this was a successful conference which contained many opportunities for exchange of information and feedback regarding various housing programs and efforts to insure administrative and congressional responsiveness to the need for effective housing and community development strategy.

At this point, Commissioner Ubalde referred back to the discussion of the coming meeting with HUD. He asked if there would be any recommendations forthcoming.

The Secretary said the HUD Team would have no recommendations immediately, but after going back to Secretary Harris, they would undoubtedly make recommendations that would carry a great deal of weight.

The meeting was interrupted, here, by Ms. Frances Williams who requested some time to speak. Her request was denied. However, she was permitted to distribute copies of a letter to all present. The letter was in regard to a request for classes to be held at Hunters Point II school.

Following this, the Controller was asked to make his report on the

HOUSING MANAGEMENT AND MAINTENANCE Committee Meetings:

"As a member of NAHRO's National Committee on Management and Maintenance, I participated in two Sub-Committee meetings and one additional special meeting of the NAHRO Performance Funding System Task Force of which I am Chairperson, held in Salt Lake City, July 27, 28 and 29, 1977.

"The first meeting attended was that of the Maintenance Subcommittee of the full Management and Maintenance Committee. This meeting was held on July 27, 1977, and was Chaired by Ed Gross of Norfolk, Virginia, with assistance from his Vice-Chairperson, Mr. William Gordon of Greensboro, North Carolina. This meeting was devoted to reports from Housing Authorities that were involved in special funded demonstration projects through use of HUD Research, TPP or Modernization funding sources. One of the special demonstrations involving Research funds from HUD, is a "Work Incentive" program which England has used in their public housing programs with considerable success. The demonstration program in this country has not operated long enough to proof results either pro or con. Denver, Colorado, is the closest test program under the "Work Incentive" demonstration, to San Francisco. After another year of testing in Denver, and if there are indications of success with the program, I would propose a field trip to Denver, by SFHA representatives (Commissioners, Staff and Tenants) to the "Work Incentive" program in operation.

"The Maintenance Subcommittee meeting included a report by Ed Gross that the HUD Consolidated Supply Program was in trouble based on an Internal HUD Audit that advised the Secretary to refer the details of the Consolidated Supply program to OMB for a decision on whether HUD should spend administrative funds to operate an activity for the primary benefit of non-federal local agencies. The Consolidated Supply program has saved millions of dollars in operating funds which, of course, represents a tremendous saving in federal subsidies. NAHRO is coordinating meetings and materials to convince Secretary Patricia Harris that the Consolidated Supply Program needs to be retained under Assistant Secretary Larry Simons in HUD.

"The second major session in Salt Lake City that I attended was the meeting of the large LHA Task Force, of which I am an official representative from San Francisco Housing Authority. This Task Force is made up of

representatives of LHA's which are operating 5,000 or more dwelling units. This group represents more than 50% of all the public housing units in the country and therefore can speak to the problems of the majority of tenants in the country. The major agenda item at this meeting was that of problems resulting from HUD's Performance Funding System. The representatives of the Large LHA's in attendance, were so concerned over the serious financial problems of the large LHA's caused by the HUD-PFS, that a Mailgram was dispatched from the meeting directly to Secretary Harris, requesting a meeting with her immediately to at least get approval for an "Appeals" policy to permit any LHA to disclose details of their operations to HUD for special consideration for additional funding by HUD in case of emergency needs.

"The third day meeting in Salt Lake City related to my Chairing the NAHRO Performance Funding System Task Force which was established at the request of HUD to work with their Office of Policy Development and Research in starting an evaluation of the PFS. The Evaluation was requested by Secretary Harris because of her deep concern over the PFS when she first became Secretary of HUD. The Evaluation is long overdue, but is still a needed item. The major problem in the start of Evaluation at this time, is the fact that it will take two years to complete the study and implement revisions or a new system which might develop from the evaluation.

"As a result of the Task Force meeting on PFS in Salt Lake City, I am writing a Committee recommendation to go to HUD based on the Task Force analysis of the first draft from HUD of a "Request for Proposals" that will be sent out to invite private firms to bid on doing the PFS Evaluation.

"The Management and Maintenance Committee meetings were well attended and productive in sharing ideas and recommendations for program improvement for all LHA's throughout the country."

Acting Chairperson Wallace asked if any of our maintenance people attended this conference.

The Secretary answered, no. The reason being that we have only one person on that committee, and that is Mr. Cavanaugh.

The Acting Chairperson commented that Mr. Cavanaugh is Controller, not a maintenance person. She felt it would be more appropriate to have someone involved in maintenance attending a conference on that subject.

The response by the Secretary was to the effect that our representative on that Committee would bring back information and share it with our staff.

Acting Chairperson said further, because of the heavy costs of maintenance it would have been particularly important to have our maintenance people there.

It was pointed out that national NAHRO have people with maintenance working on this.

7. REPORT OF COUNSEL

Counsel Sullivan stated on the International Hotel matter, on Tuesday of this week, the Court of Appeals had before it two applications -- one on behalf of the Housing Authority to be allowed to intervene as amicus curiae; and the action which Four Seas was appealing from the Board of Permit Appeals, Revocation of Permit to Demolish. The Court of Appeals has, in fact, not granted our petition to intervene -- they have taken no action on it.

In the meantime, on August 16th, they denied the request of the Tenants Association for a writ of supersedeas. When they filed this, the court granted a stay of execution of demolition. However, on Tuesday, the

Court denied this request to take over jurisdiction and, in doing so, terminated their stay of execution on demolition. Theoretically, the demolition could proceed. However, Mr. Jackson at Landis, Ripley and Diamond this morning said they are preparing another petition to go to the Supreme Court as amicus curiae, asking to be allowed to enter the case on that basis.

Counsel tried to reach Mr. Graham and a representative of the Mayor's Office this morning. He assumed that office would again go to the Supreme Court as they did in our previous action to obtain a writ of supersedeas. This will be accomplished today, or possibly this week. In the meantime, hopefully the wreckers will not be in there to begin demolition.

At this moment, the hotel is a completely vacant building.

Senator Church sent one of his aides out here to have a meeting with about 20 people from the Mayor's office, the City Attorney's Office, the Redevelopment Agency, and the Housing Authority. The motivation came from the International Hotel; the thrust was, what could the Congress do to alleviate problems like this -- what legislation might be introduced. Counsel felt the senator's aide, when he goes back to Washington, will come out with a very short report including:

- (1) the bottom line will show there is not enough money to carry out this program that Congress has mandated, and
- (2) the "fair share" concept for money in the area here is totally and grossly unfair to San Francisco because of the magnitude of our problems as compared to other communities.

These were the two main conclusions he had to reach after all the input, Counsel felt.

8. UNFINISHED BUSINESS:

STATUS REPORT - YERBA BUENA ANNEX

The Secretary reported the installation of the fence should begin the week of August 29th, as soon as the Department of Public Works issues a permit. The San Francisco Fire Department has already reviewed the plans and has no objection.

He read the following report into the record:

July 5, 1977

San Francisco Board of Supervisors' passed Resolution No. 546-77 approving Addendum No. 8 to the 1976 Community Development Program authorizing the use of \$80,000 in contingency funds for physical improvements at the Yerba Buena Annex Housing Project.

July 12, 1977

Contract was signed with Crown Iron Works and the fence is now being fabricated. A building permit application has been filed with the San Francisco Department of Public Works. Subject to the issuance of the building permit, installation of the fence could begin during the week of August 29, 1977. The San Francisco Fire Department has already reviewed the plans for the fencing.

July 15, 1977

Contract was signed with the Phoenix Corporation for the repainting of the elevator doors and lobbies. Phoenix Corporation has already begun preparing the walls and lobbies in order to do the necessary work.

August 3, 4, 1977

Interviews were conducted to fill the 15 guard openings created as a result of the special security program to begin in this development. The job announcement was posted as of June 10, 1977 and closed on June 17, 1977. Approximately 183 applications were received for these jobs. (It took several weeks to screen all of the applications due to the large number responding). One-hundred twenty-four applicants were selected to be interviewed, of which a total of 51 persons kept the appointments. Prospective candidates for the guard positions must meet all CETA requirements and will be called in during the week of August 15th to participate in the process of becoming certified to work under CETA guidelines.

August 15, 1977

Interviews were conducted to fill the 5 positions for policemen created under this security program. All eligible candidates must be processed and certified by the CETA Office prior to their employment.

Other Information

Construction documents have been completed and an application for a building permit has been filed with regard to the Doorman's Station. Upon issuance of the building permit, construction could begin at once. (Permit issuance is expected at the end of August, 1977).

9. NEW BUSINESS:

The Secretary read the following Resolution and said staff recommends adoption, ratifying action of July 21st:

RESOLUTION NO. 2097
* * * * *

RESOLUTION RATIFYING
FILING OF AN APPLICATION FOR CONVERSION
OF SECTION 23 HOUSING TO A SECTION 8
EXISTING HOUSING PROGRAM
* * * * *

RESOLUTION NO. 2097

RESOLUTION RATIFYING
FILING OF AN APPLICATION FOR CONVERSION
OF SECTION 23 HOUSING TO A SECTION 8
EXISTING HOUSING PROGRAM

WHEREAS, the Housing Authority of the City and County of San Francisco (hereinafter referred to as the "PHA") is presently administering a Section 23 Annual Contributions Contract (ACC) No. 268; and

WHEREAS, the PHA wishes to apply to the U.S. Department of Housing and Urban Development (hereinafter referred to as "HUD") for conversion of Section 23 units to Section 8 units;

NOW THEREFORE BE IT RESOLVED:

1. That the PHA hereby ratifies its action authorizing the Executive Director to file an application with HUD for conversion of Section 23 units to Section 8 units.
2. That the PHA hereby ratifies its action authorizing the Executive Director to submit any additional information in support of this application which may be required by HUD.
3. That this resolution shall take effect immediately.

Commissioner Ubalde moved to ratify; Commissioner Ergina Seconded.
It was unanimously approved.

The Secretary asked Mrs. Anna Lee to step forward while he read
the following resolution:

RESOLUTION NO. 2098
* * * * *

RESOLUTION COMMENDING ANNA Y. LEE ON
THE OCCASION OF HER RETIREMENT AS
PROJECT AREA MANAGER OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF
SAN FRANCISCO
* * * * *

RESOLUTION NO. 2098

* * * * *

RESOLUTION COMMENDING ANNA V. LEE
ON THE OCCASION OF HER RETIREMENT
AS PROJECT AREA MANAGER OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY
OF SAN FRANCISCO

* * * * *

WHEREAS, Anna V. Lee on August 1, 1977 retired as Project Area Manager of the Housing Authority after having served in management with this Authority for twenty-six years and one day; and

WHEREAS, Mrs. Lee was initially employed on July 30, 1951 to manage Ping Yuen and, at the time of her retirement, her responsibilities covered not only that project but Ping Yuen North, 990 Pacific Avenue, 227 Bay Street, 350 Ellis and 666 Ellis Street and North Beach; and

WHEREAS, over the years the term "Mrs. Lee" became synonymous with "housing" in Chinatown and for many of that area's residents Mrs. Lee was the embodiment of the Housing Authority; and

WHEREAS, Mrs. Lee, a graduate nurse, in addition to being a housing manager was a trusted counselor and respected advisor to the many residents of her projects who had language difficulties; and

WHEREAS, during her career in public housing Mrs. Lee continually displayed a diligence to detail and dedication to principle that made her managerial accomplishments outstanding;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission extend to Anna V. Lee its appreciation for long and faithful service and its best wishes for a happy retirement.

/s/ Cleo Wallace
Ms. Cleo Wallace, Vice Chairperson

/s/ Martin Helpman
Mr. Martin Helpman, Commissioner

/s/ Amancio Ergina
Dr. Amancio Ergina, Commissioner

/s/ A. C. Ubalde, Jr.
The Rev. Dr. A.C. Ubalde, Jr.,
Commissioner

/s/ Joan Byrnes
Ms. Joan Byrnes, Commissioner

/s/ George Patton Colbert
Mr. George Patton Colbert,
Commissioner

Commissioner Ubalde moved this Resolution be adopted, with a hearty second from Commissioner Ergina. It was unanimously passed.

Mrs. Lee then addressed the assemblage saying she was honored to be here and thanked all for their friendship through the years and for their support to Area 1. She stated everyone here had been a guiding light to her in the past quarter century, which had been most fulfilling and rewarding. She felt each day she had learned something about herself and how she could be a better neighbor. Her years with the Housing Authority had indeed been a joy to her.

Acting Chairperson Wallace enumerated the gifts Mrs. Lee had received from various groups in the Authority.

Commissioner Helpman attested to the fact that Mrs. Lee was an easy person to work for.

There was a round of applause for Mrs. Lee from all those present.

The Secretary then read the following report:

On May 20, 1977, James H. Price, Area Director of the Department of Housing and Urban Development, wrote Mayor George Moscone, apprising him of the availability of \$633,055 in annual contract authority to be used for new conventional public housing construction in the City and County of San Francisco. This contract authority will make possible 167 units of family housing for those of low income.

As we are the designated public housing agency for the City and County of San Francisco, we were asked to complete an application for this allocation. Staff has done so and now, owing to the tremendous need for additional low-cost housing in San Francisco, recommends that the Commission authorize the Executive Director to submit an application for financial assistance for said allocation and for a preliminary loan of \$33,400.

He also read the resolution:

RESOLUTION NO. 2099
* * * * *

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF
APPLICATION FOR A LOW-RENT HOUSING PROGRAM
* * * * *

RESOLUTION NO. _____
* * * * *

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF
APPLICATION FOR A LOW-RENT HOUSING PROGRAM

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for low-rent housing to meet needs not being adequately met by private enterprise; and

WHEREAS, under the provisions of the United States Housing Act of 1937, the Secretary of Housing and Urban Development is authorized to provide financial assistance to public housing agencies for low-rent housing;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the Housing Authority of the City and County of San Francisco hereby determines that within its area of operation there is a need for low-rent housing to meet needs not being adequately met by private enterprise.

2. That the Executive Director shall cause to be prepared and the Chairman shall sign and send to the Secretary of Housing and Urban Development an application for financial assistance for

(1) 167 dwelling units of low-rent public housing to be provided by new construction, or by acquisition, or by acquisition and rehabilitation of existing housing and for a preliminary loan in the amount of \$33,400.

3. In connection with the development and operation of any program or activity receiving Federal financial assistance under the United States Housing Act of 1937, regardless of when such program or activity or any portion thereof was or is initially covered by any contract, the Housing Authority of the City and County of San Francisco will comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, Public Law 88-352, 78 Stat. 241; the regulations of the Department of Housing and Urban Development issued thereunder, 24 CFR, Subtitle A, Part 1; and the requirements of said Department thereunder.

Commissioner Ubalde said he had been looking forward to the opportunity of making just such a motion and he wanted to have the privilege of doing so. Thereupon he moved for adoption of this resolution. Commissioner Ergina seconded. It was unanimously passed.

The Secretary then pointed out, if we adopt this resolution, we also must have direction from the Commissioners to go to the Board of Supervisors to request their approval for preliminary loans. This we must do pursuant to the cooperation agreement with the City and County of San Francisco.

Commissioner Ubalde made a motion directing the Secretary to so proceed. Commissioner Ergina Seconded. Unanimously passed.

Secretary then read:

RESOLUTION NO. 2100

RESOLUTION AUTHORIZING TRAVEL TO MONTEREY, CALIFORNIA,
AUGUST 20-22, 1977 TO ATTEND NAHRO PACIFIC SOUTHWEST
REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS

RESOLUTION NO. _____

RESOLUTION AUTHORIZING TRAVEL TO MONTEREY, CALIFORNIA
AUGUST 20-22, 1977 TO ATTEND NAHRO PACIFIC SOUTHWEST
REGIONAL COUNCIL EXECUTIVE BOARD MEETINGS

WHEREAS, the National Association of Housing and Redevelop-
ment officials will hold a series of meetings for the Executive Board
Members of the Pacific Southwest Regional Council on August 20-22,
1977; and

WHEREAS, the Executive Director is a Past President of the
Pacific Southwest Regional Council of NAHRO; and

WHEREAS, this Authority deems that the attendance of the
Executive Director at this meeting in Monterey, California is essential
to the conduct of its low-rent public housing operations

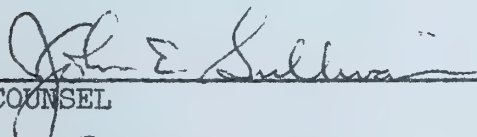
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

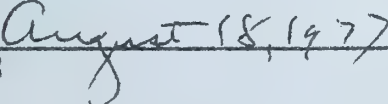
1. That the Executive Director be authorized to travel to Mon-
terey, California on August 20-22, 1977, for the purpose of attending
the Executive Board meetings of the Pacific Southwest Regional Council
of NAHRO.

11. That time, expenses and per diem be allowed in accordance
with the travel policies of this Authority.

111. That this resolution shall become effective immediately.

APPROVED AS TO FORM:



COUNSEL


DATE

Commissioner Ubalde moved for adoption of this resolution with a second from Commissioner Ergina. Unanimously adopted.

The Secretary next read a report on the demolition of structures - Cal 1-17A West:

On July 21, 1977, the Commission approved Resolution No. 2090, the Second Revision of the Target Projects Program Application. Contained therein was a revised demolition plan concerning three story building demolition at various sites.

In conjunction with meeting an agreed-to schedule with HUD, the Authority advertised for demolition bids on July 12, 1977 for the lower portion of CAL 1-17A West. Bids were opened on July 20, 1977, with only two bids received. The lowest bid exceeded the budget by over 50%.

Staff feels that the short bid period discouraged bidders as well as increased the price.

The attached resolution ratifies rejection of these bids and directs the Executive Director to rebid immediately.

New bids are currently being requested, with the bid opening scheduled for August 23, 1977.

Following this, he read the following:

RESOLUTION NO. 2101
* * * * *

RESOLUTION RATIFYING REJECTION OF
DEMOLITION BIDS - CAL 1-17A WEST
* * * * *

RESOLUTION NO. _____

RESOLUTION RATIFYING REJECTION OF DEMOLITION BIDS - CAL 1-17A WEST

WHEREAS, on July 12, 13, 14, 1977, the Housing Authority of the City and County of San Francisco advertised for bids for the demolition of 104 dwelling units in eleven (11) buildings at project CAL 1-17A Hunters Point West; and

WHEREAS, on July 20, 1977, the following bids for the demolition work were received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1.	Myron Demolition	\$88,325.00
2.	B. Fontana & Sons, Inc.	\$129,995.00

WHEREAS, after review of the Authority's budgeted amount for the demolition work involved, it has been determined that the low bids received exceed the budgeted amount; and

WHEREAS, since time is of the essence in the scheduling of the proposed work, the Commissioners of the San Francisco Housing Authority were polled on August 16, 1977 to obtain authorization for the Executive Director to reject the bids submitted for the demolition work and to rebid this work.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the aforementioned action of the Executive Director of the San Francisco Housing Authority relating to the rejection of the demolition bids, and the same hereby is, ratified and approved.
- II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.
- III. That the Executive Director is instructed to re-bid the work immediately.

Commissioner Ergina moved for adoption; seconded by Commissioner Ubalde.

Acting Chairperson Wallace questioned the necessity of this action, in light of the Secretary's concern over this demolition. She felt it was unnecessary at this time, based on the explanation that they were not in favor of demolition.

The Secretary explained the only reason we are asking to be allowed to re-bid immediately, was in the interest of time. If the HUD Task Force comes out and agrees with our demolition proposal or part of it, we would at least have had these re-bid and the work could proceed immediately. Because of the competitive bid process, we are already behind on a great deal that has already been authorized. We will do nothing until such time as HUD has approved or rejected the demolition proposal. The purpose for re-bidding immediately is only to determine if the second round of bids are "in the ball park".

Counsel Sullivan offered the information that all bids have the provision that they can be rejected at any time.

Commissioner Ergina again moved for adoption with a second by Commissioner Ubalde. The vote was:

AYES: Commissioner Ergina
Commissioner Helpman
Commissioner Ubalde
Commissioner Colbert

NAY: Acting Chairperson Wallace

The Secretary read the following resolution:

RESOLUTION NO. 2102
* * * * *

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C.
AUGUST 10-12, 1977, TO ATTEND A SERIES OF MEETINGS
REGARDING LOW COST HOUSING FOR THE POOR IN THIS COUNTRY
WITH PRINCIPAL ADMINISTRATION AND CONGRESSIONAL
OFFICIALS AND NAHRO REPRESENTATIVES
* * * * *

RESOLUTION NO. 10

RESOLUTION RATIFYING TRAVEL TO WASHINGTON, D.C.
AUGUST 10-12, 1977, TO ATTEND A SERIES OF MEETINGS
REGARDING LOW COST HOUSING FOR THE POOR IN THIS COUNTRY
WITH PRINCIPAL ADMINISTRATION AND CONGRESSIONAL
OFFICIALS AND NAHRO REPRESENTATIVES

WHEREAS, public housing residents, Commissioners, and administrators are confronted with a massive series of problems dealing with insufficient operating resources and efforts to eliminate subsidized housing for those of low income; and

WHEREAS, the continuation of the Target Projects Program effort, both nationwide and in San Francisco, is also an area of urgent concern to the residents of public housing; and

WHEREAS, the Mayor of the City and County of San Francisco has arranged a series of meetings to be held in Washington, D.C. from August 10-12, 1977, with the Assistant Secretary of the Department of Housing and Urban Development; a representative of the President's Domestic Council; representatives of Congressmen Phillip Burton and John Burton and Senator Edward Brooke; and the Executive Director of NAHRO to discuss these matters of vital urgency with representatives of the San Francisco Housing Authority; and

WHEREAS, Commissioner Cleo Wallace is Vice Chairperson of this Authority and Vice President of the Public Housing Tenants Association; and

WHEREAS, Commissioner Wallace has been a leader in the effort to bring adequate TPP funding to San Francisco; and

WHEREAS, Commissioner Wallace has long been active in the effort to increase housing opportunities for those of low income and to improve conditions in public housing locally and nationally; and

WHEREAS, since time is of the essence, the Commissioners of the San Francisco Housing Authority were polled on August 4, 1977, to obtain authorization for Commissioner Wallace to travel to Washington, D.C.;

NOW THEREFORE, BE IT RESOLVED:

1. That Commissioner Cleo Wallace was authorized to travel to Washington, D.C. August 10-12, 1977.

2. That travel and expenses and per diem be consistent with the travel policy adopted by this Authority on January 2, 1977.

3. That this resolution be effective immediately.

Commissioner Ergina moved for adoption. It was seconded by Commissioner Ubalde. Unanimously passed.

Acting Chairperson Wallace asked the Commissioners to open their copies of a letter addressed to Mr. Epler from Ms. Williams. It was in regard to her concern over residents not being employed in sufficient numbers in the TPP Program.

The Secretary suggested this was a matter to be referred to the Personnel Department.

Commissioner Wallace agreed that the matter should be referred to the Personnel Committee of the Commission. However, she did want to express her concern publicly on this issue.

10. ADJOURNMENT:

There being no further business to come before the Commission, Commissioner Ergina moved, and Commissioner Ubalde seconded, that the meeting be adjourned. Unanimously passed.

Vice Chairperson

ATTEST:

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 8, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, September 8, 1977.

1. ROLL CALL:

Meeting was called to order by the Acting Chairperson.

Roll Call found the following members to be:

PRESENT: Ms. Cleo Wallace, Acting Chairperson
Dr. Amancio Ergina, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Dr. A.C. Ubalde, Jr., Commissioner
Mr. George Patton Colbert, Commissioner
Ms. Joan Byrnes, Commissioner

Rev. Jim W. Jones, Chairman (EXCUSED)

The Acting Chairperson declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/Executive
Director
Mr. John E. Sullivan, Counsel

2. VISITORS:

The Secretary acknowledged and welcomed all visitors present.

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved the Agenda be adopted. Seconded by Commissioner Byrnes and unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Ubalde moved for approval of the minutes, with a second by Commissioner Byrnes. Unanimously adopted.

5. GENERAL COMMUNICATIONS:

The Secretary said there were no communications to come before the Commission.

6. REPORT OF SECRETARY:

The Secretary read the following report into the minutes:

INTERNATIONAL HOTEL STATUS REPORT

Subsequent to my report to the Commission on International Hotel relocations at the meeting of August 18th, another former tenant has been rehoused in conventional public housing.

The California Court of Appeals has denied the petition of the International Hotel Tenants Association questioning the validity of the permit to demolish the Hotel. This decision has been further appealed by the Tenants Association to the California Supreme Court. The Housing Authority is attempting to be recognized as an amicus curiae on behalf of the tenants. The tenants Association's brief, and the SFHA's, have been filed with the Supreme Court. That of the Four Seas Corporation should be forthcoming shortly. In the meantime, of course, demolition has not occurred.

At its meeting of Monday, August 29th, the Board of Supervisors voted unanimously to place the following question on the November 8, 1977 ballot:

Shall the City and County of San Francisco purchase the International Hotel, bring the building up to code and transfer same to the San Francisco Housing Authority to be used for low-rent public housing?

On Thursday, September 1st, the Legislative and Personnel Committee of the Board of Supervisors held a special meeting to hear arguments for and against the above and other questions also being placed on the November ballot. The Committee voted to take no position on the proposition concerning the International Hotel and sent the measure back to the full Board. It will go on the ballot only if a Supervisor(s) chooses to resubmit the measure.

The eviction at the International Hotel has received national coverage and has sparked interest in the Senate Committee on Aging. Because of publicity, interest has been aroused in the lack of low-cost housing for the elderly in American cities. Senators Frank Church and Pete Domenici have ordered an investigation into this matter after learning of the eviction.

Church and Domenici would like to investigate the role foreign funds are playing in housing availability and development in U.S. cities, the possible need for changes in federal housing and redevelopment laws, the adequacy of fire and housing code enforcement, and the use of landmark preservation legislation as a vehicle for developing model senior citizen housing in old hotels and commercial buildings in downtown areas.

The above is for information only, as no Commission action is required.

Counsel Sullivan stated that the State Supreme Court yesterday refused to hear an appeal to block the demolition of the International Hotel.

In the following discussion it was stated that, according to latest information on legal status, Four Seas could proceed to demolish now, unless something else came up to block it. Also discussed in this regard was the effect of Proposition U on this demolition. Counsel felt the tenants may go back to Judge Brown and ask for a stay on that basis. If he denied it, it would go back to the Court of Appeals of the Supreme Court again. However, the most practical obstacle, right now, is the question of the designation as a landmark.

Commissioner Ergina asked how many tenants have been housed up to date. He was informed there had been four altogether. They went, first, through the Central Relocation mechanism and all were elderly people.

The Secretary then read the report on the:

TARGET PROJECT PROGRAM - STATUS REPORT

August 22, 1977

A group of staff representing HUD's Central and Area offices met with Housing Authority staff to assess the Housing Authority's current plan to demolish and convert certain three-story buildings in the TPP five point areas. Following the meeting, the HUD representatives, and the Housing Authority staff visited the TPP area, and examined the buildings in question.

Commissioners Cleo Wallace and Rev. Dr. A.C. Ubalde represented the Housing Authority Board of Commissioners, and the HUD Central Office representatives included the following: Mr. Milton Roberts, Mr. Robert Cunningham, Ms. Chris Trispeake, and Ms. Ann Lindgren.

August 25, 1977

As part of the TPP Monitoring Program responsibilities of HUD's area office, a team of representatives met with San Francisco Housing Authority staff. In addition to these HUD representatives meeting with SFHA staff, they met with the TPP Resident Advisory Council.

Summary of Hardware Component:

Overall work on the thirty unit segment is seventy-five percent complete. All subcontractors are on the job except the flooring and ceramic tile trades. The ceramic trades will be on the job 9-8-77.

Exterior painting has already begun, and interior painting is scheduled to begin 9-7-77.

Demolition work for the lower west section of Cal 1-17A (West) was opened for bid 8-23-77. All bids came in above budget.

The revised Modernization Application is in HUD's office, awaiting approval. The plan to demolish the three-story buildings is being held in abeyance awaiting review of this plan by HUD's Central Office. This proposed plan will reduce the density of the project area, and make the overall area compatible.

The new plan, i.e., revised plan, includes new construction on certain parcels where the existing three-story walkups are located.

Rehousing Report:

Cal 1-17A (West) - this site has been completely vacated.

Cal 1-17A (East) - approximately 29 residents remaining, and
6 residents on reservation.

Concentration now being directed toward the rehousing of all residents in Cal 1-17A (East). Plans are now being developed to expedite a more speedy transferring of residents from Cal 1-17A East and Cal 1-17B.

Rehousing Needs: Cal 1-17A (East)

Bedroom Sizes

1	-	0
2	-	5
3	-	12
4	-	5
5	-	1

Commissioner Byrnes addressed a question to the reason for the high demolition bids. Secretary answered that although we have nothing in writing on this, it was his understanding the high bids were due, (1) to the location of the site and, (2) they would have to truck the debris 9 miles to Richmond. In addition to that, dumping fees have trebled or quadrupled. These bids came in 25-30% over budget. In response to further questions, he stated these were the same three firms who bid previously at which time they were also high.

September 8, 1977

Mr. Heynnemann, Chief of Planning, was called upon to give further details. He stated they were over by \$10,000. They were all higher than first time around. Apparently this increase has to do with requirements of the Environmental Protection Agency for dumping areas and this sort of thing. One of the requirements being that debris, if it wasn't covered, had to be watered to eliminate dust. Question was raised as to whether or not we could meet these increased costs and if not, what would happen next. The reply was that we are now waiting for HUD to tell us if we can demolish or not. The Secretary suspected they were now struggling with recommendations and the reports of the Task Force who recently visited San Francisco. As soon as we hear from HUD we will have further indications of how to proceed.

Commissioner Wallace raised a question as to whether costs were also increased each time we went out for bids and would we go a third time. The Secretary confirmed that certainly, costs were increased but at the moment we do not know what we will do with the demolition bids.

Commissioner Byrnes asked if Mr. Epler could give us any further information.

Mr. Epler said within ten days they would have an answer for us.

Commissioner Ubalde then raised the question as to whether the Housing Authority itself could not do this work. The Secretary responded that, indeed, there are many kinds of crafts work we can do, but for demolition work we would have to rent equipment and it might cost more for us to do this. At this time, he could not say whether or not it could be done within budget.

In the absence of the Controller, his report was presented on:

SPECIAL MEETINGS OF THE NAHRO COMMITTEE ON MANAGEMENT AND
MAINTENANCE AND LARGE HOUSING AUTHORITY TASK FORCE IN
WASHINGTON, D.C., AUGUST 30 - SEPTEMBER 1, 1977

The inadequacy of the performance funding system, particularly as it relates to large urban housing authorities, has long been an item of principal concern to the SFHA and to NAHRO. I am a member of the NAHRO national Committee on Management and Maintenance and chair the Subcommittee on the Performance Funding System. The performance funding system or PFS has caused large urban authorities to cut back both staff and services and consequently has led to resident dissatisfaction. Inflation is not properly accounted for in the system and urban authorities, with considerably higher operating expenditures, are particularly hard hit.

During the recent meeting of NAHRO committees and the Board of Governors in Salt Lake City, the Committee on Management and Maintenance sent a telegram to HUD Secretary Patricia Roberts Harris which urged HUD to set up an administrative procedure immediately which would permit appeals for additional subsidy. (Attachment A)

As a result of this Telegram and of contacts by NAHRO's Executive Director, Robert Maffin, it was arranged for members of NAHRO's Task Force on Large Authorities to meet, in Washington, D.C., on September 1st from 12:30 pm to 1:30 pm with HUD Assistant Secretary for Assisted Housing, Lawrence B. Simons. Prior to this meeting we were able to meet with the Deputy Assistant Secretary, Nancy Chisholm, and other key members of Mr. Simons' staff.

Attached please find the agenda for the meeting (Attachment B). The first and most critical item dealt with operating cost relief for large housing authorities. Again, the appeals process for the performance funding system was emphasized. We also stressed to the Assistant

Secretary and his staff the need for more flexible use of modernization funds and the critical need for special funding for other cost items such as public housing security. At the present time, security is not regularly provided for in operating subsidy allocation nor is it an eligible modernization expense.

Another key agenda item which I spoke on at the meeting involved a recommended program of special technical management review and assistance to be performed by NAHRO on a consultant basis to HUD. Precedent exists for such an arrangement. NAHRO has provided special technical review teams to HUD to conduct studies of large housing authorities with serious operating problems and has also provided assistance in the disaster housing programs in West Virginia and Pennsylvania and in disposition of HUD-reposessed properties in Detroit, Michigan.

NAHRO would like this previous experience to serve as a base for the utilization of NAHRO again in the establishment of a comprehensive program, to be administered jointly with HUD, to provide Special Technical Management Reviews and assistance to large housing authorities. HUD would schedule the reviews and the review teams would be selected by joint HUD-NAHRO agreement from a preapproved national panel of experts. The preapproved panel would have been jointly selected by NAHRO and HUD. These special Review Teams could be funded by a set-aside of operating subsidies or from a research grant.

The meeting with the Assistant Secretary and his staff went quite well. No firm agreements were reached, but we feel the items of principal concern to the large urban authorities will now be given even more serious consideration at the highest levels of HUD.

Prior to the meetings with HUD officials, the NAHRO Task Force held a series of preparatory meetings. Key Housing Authority staff members from the large urban authorities of the country did participate. There was significant useful interchange of data and constructive work was made toward reaching fundamental NAHRO policy positions relative to large urban housing authorities.

Mr. Cavanaugh reported this was a good meeting as far as getting information back and forth to everyone, but Mr. Simons only took the matter under submission and so no definitive disposition was forthcoming from that meeting.

This report was presented for the information of the Commissioners.

7. REPORT OF COUNSEL:

Counsel Sullivan had just one item. It was regarding the Barsh and Lowy Contracting Firm and the modernization program of three or four years ago. This is finally coming to final disposition. We disposed of the cabinet work portion a year and a half ago. Now the main case is coming up. They will be taking depositions on the 21st of this month and set for trial on October 24th. Part of this action is the claim of the electrical subcontractor, and that is part of the total package that Barsh and Lowy filed. The basic part of their claim is the overtime they allege; also undue delays caused by the Housing Authority. We deny these allegations right down the line. The same with J.J. Electrical. They say they were delayed because of our activities and the contractor's activities, so it is all tied in together. The original suit was for \$316,000. \$80,000 of that was taken care of in the cabinet situation a year and a half ago. Hopefully, as in the cabinet situation, the judge will have a settlement conference prior to an actual trial, and out of the settlement conference, maybe reason will prevail.

Commissioner Byrnes asked if we had worked with these people before. She was told we had, but they had not tried to sue us before.

Commissioner Ubalde asked for a report on Barsh and Lowy. The Secretary said Counsel and staff would be asked to prepare such a report for the Commissioners.

8. UNFINISHED BUSINESS:

There was no unfinished business to come before the Commission.

9. NEW BUSINESS:

The Secretary read the following resolution:

RESOLUTION NO. 2103
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO ATTEND
NAHRO'S THIRTY-EIGHTH ANNUAL CONFERENCE
AND BOARD OF GOVERNORS MEETING IN
MINNEAPOLIS, MINNESOTA, SEPTEMBER 30 - OCTOBER 6, 1977
* * * * *

RESOLUTION NO. _____
* * * * *

AUTHORIZING TRAVEL TO ATTEND NAHRO'S
THIRTY-EIGHTH ANNUAL CONFERENCE AND BOARD
OF GOVERNORS MEETING IN MINNEAPOLIS, MINNESOTA,
SEPTEMBER 30 - OCTOBER 6, 1977
* * * * *

WHEREAS, the National Association of Housing and Redevelopment Officials will hold its Thirty-Eighth Annual Conference in Minneapolis, Minnesota, September 30, 1977; and

WHEREAS, the NAHRO Board of Governors will also be meeting in Minneapolis, September 30, 1977; and

WHEREAS, the Executive Director is Vice President of NAHRO;
and

WHEREAS, this Authority deems that the attendance at the Annual Conference of such members of this Commission and Staff as the Commission and Executive Director may indicate is essential to conduct of its low-rent housing operation; and

WHEREAS, the attendance of the Executive Director at the Board of Governors meeting is essential to the conduct of this Authority's low rent housing operation;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the Executive Director be authorized to travel to Minneapolis, Minnesota to attend the NAHRO Board of Governors meeting September 30, 1977.
- II. That such members of the Commission and Staff as the Commission and Executive Director may indicate be authorized to travel to Minneapolis, Minnesota, September 30, 1977, for the purpose of attending the Thirty-Eighth Annual Conference of NAHRO.
- III. That travel time, expenses and per diem be allowed in accordance with the travel policies of this Authority.
- IV. That this Resolution shall become effective immediately.

Commissioner Byrnes moved for adoption. Commissioner Ergina seconded.
Unanimously passed.

The Secretary read the following resolution with the comment that staff recommends adoption:

RESOLUTION NO. 2104
* * * * *

RESOLUTION AUTHORIZING AND DIRECTING
SUBMISSION OF AN APPLICATION FOR A
LOW-RENT HOUSING PROJECT UNDER THE SECTION 8
HOUSING ASSISTANCE PROGRAM FOR NEW CONSTRUCTION
* * * * *

RESOLUTION NO. _____
* * * * *

RESOLUTION AUTHORIZING AND DIRECTING SUBMISSION OF AN
APPLICATION FOR A LOW-RENT HOUSING PROJECT UNDER THE
SECTION 8 HOUSING ASSISTANCE PROGRAM FOR NEW CONSTRUCTION
* * * * *

WHEREAS, the United States Housing Act of 1937 provides that there shall be local determination of the need for low-rent housing to meet the needs that are not being adequately met by private enterprise.

WHEREAS, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development, is authorized to provide financial assistance to local public housing agencies.

WHEREAS, it is the policy of this locality to eliminate substandard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and;

WHEREAS, the Housing Authority of the City and County of San Francisco hereby determines that within its area of operation there is a need for low-rent housing to meet the needs that are not being adequately met by private enterprise.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. That the Executive Director shall cause to be prepared and sent to the Secretary of Housing and Urban Development an application under the Section 8 Housing Assistance Program for new construction consisting of 42 large family units to be constructed in the Western Addition.
2. That the Executive Director be and he hereby is authorized and directed to do all things necessary and proper to obtain approvals from the HUD Area Office and the Board of Supervisors of the City and County of San Francisco for the development of said low-rent housing project.

Commissioner Ubalde made a motion to adopt this resolution. Commissioner Byrnes seconded. It was unanimously passed.

The Secretary stated one other requirement for preparation of this application was submittal of Form 2530, an FHA form entitled, Previous Participation Certificate. The purpose of this certificate is to provide HUD with information relating to a principals previous participation in HUD programs in all jurisdictions. We discussed this matter with HUD local staff because we feel it is not applicable to local housing authorities. However, staff has asked for the purpose of this application recommending that the principals of the San Francisco Housing Authority be indicated as follows: Vice Chairperson and Acting Chairperson, Ms. Cleo F. Wallace; Chairperson of the Finance Committee, the Rev. Dr. A.C. Ubalde, Jr.; Secretary/Executive Director, Mr. Walter L. Scott; Assistant Treasurer, Mr. Kenneth Cavanaugh. He just learned late yesterday, approximately 4:30 that, according to Miss Jane King of HUD Regional Staff, only one signature was required, and that of Executive Director would suffice. However, since we got started on this, I am recommending that all four signatures be on that Previous Participation Certificate, at least for this application. Any future applications can be done with just the Executive Director's signature.

Commissioner Ubalde, made a motion to this effect, with a second from Commissioner Ergina. It was unanimously adopted.

In introducing the remaining two resolutions, the Secretary explained they relate to a mandate from Congress that was included in the Housing Development Act of 1974. He read the following report into the record:

The passage of the Housing and Community Development Act of 1974 has required all public housing authorities to revise their policies governing admissions and continued occupancy to fit in with the terms of the law. The relevant section of the law is attached for your information (Attachment A). The key paragraphs state that:

" -the public housing agency shall promptly notify (i) any applicant determined to be ineligible for admission to the project of the basis for such determination and provide the applicant, upon request, within a reasonable time after the determination is made, with an opportunity for an informal hearing on such determination, and (ii) any applicant determined to be eligible for admission to the project of the approximate date of occupancy insofar as such date can be reasonably determined; and

" -the public housing agency shall comply with such procedures and requirements as the Secretary may prescribe to assure that sound management practices will be followed in the operation of the project, including requirements pertaining to --

"(A) the establishment of tenant selection criteria designed to assure that, within a reasonable period of time, the project will include families with a broad range of incomes and will avoid concentrations of low-income and deprived families with serious social problems, but this shall not permit maintenance of vacancies to await higher income tenants where lower income tenants are available;"

Subsequent to the passage of the Act and its being signed into law by then President Ford, in August 1974, HUD began to issue implementing regulations to public housing authorities to see that this law would be administered in an equitable manner throughout the country.

The implementing regulations have dealt with the following items and have necessitated the following changes in Resolution 1694, this Authority's previous basic admissions and continued occupancy policy document:

1. Guarantee of 20% occupancy of public housing projects placed under contract subsequent to 1975, by very low income families.
2. Increased maximum income limits.

3. Establishment of tenant selection criteria.
4. All rent increases caused by the specific provisions of the Housing and Community Development Act of 1974 only will be limited to \$5.00 at 6-month intervals. This does not pertain to rent increases due to normal increases in income.
5. Minimum rent of at least 5% of gross income.
6. All tenants paying equal proportion of income for rent.

Pursuant to the Memorandum of Understanding with the Public Housing Tenants Association (PHTA), PHTA was given a copy of all enabling regulations and the original draft of a new admissions and occupancy resolution in May of 1976. Actual negotiations regarding adoption of these mandated management provisions began in September of 1976 and have continued until the present time. Although PHTA, represented by an attorney from the San Francisco Neighborhood Legal Assistance Foundation, has been in philosophical disagreement with some of the mandated provisions, we have reached basic agreement on a document that implements the 1974 Act. Attached for your information is a letter from the PHTA attorney. (Attachment B)

Attachment C contains the Resolution negotiated as it pertains to the leasing and tenant selection policies of this Authority. The document has been approved in its entirety by the Department of Housing and Urban Development.

The basic points contained in this Resolution are as follows. A section is included establishing tenant selection criteria for this Authority. These criteria, based directly on the 1974 Act, are adopted for the purpose of protecting the existing tenant body and maintaining the integrity, both fiscal and physical, of the public housing developments. Applicants are now to be screened, pursuant to the federal law and HUD regulations, on the basis of their ability in meeting financial obligations and to determine if a history of anti-social behavior exists. Such criteria, however, do carry the guarantee that evidence of possible rehabilitation must be examined as well as must the nature of the situation in question so that if it were not the fault of the applicant, it would not be held against him. All those denied admission based on these criteria or for any other reason, have a right, pursuant to the Resolution, to employ this Authority's grievance procedure which was updated by the Commission on December 9, 1976.

Those receiving rent increases based on the provisions of the Housing and Community Development Act of 1974, above those increases caused by increase in income alone, will have their rent increase limited to 6-month intervals of \$5.00. Certain deductions and exemptions in the computation of dwelling rent have been changed by the Act. The Act also sets forth a minimum rent for all public housing residents in the United States. That minimum rent will be 5% of gross income. To date, all San Francisco public housing residents are currently paying the 5% of gross income minimum, or more.

Following Congressional passage of the Brooke Amendments in 1969 and 1970, San Francisco public housing residents were affected by two rent schedules; the one based on the Brooke Amendments and the vestigial SFHA rent schedule. The net effect of this was that approximately 92% of our residents have been paying 25% of their net income for rent following the use of deductions and exemptions mandated by the federal government. The remaining 8% have been paying a lower percentage of net income for rent. Following adoption of this resolution, all residents will begin paying the same percentage -- 25% of their net income for rent -- and the present disparity will no longer exist. However, those who will be affected by the majority-used schedule for the first time will have their rent increases limited to 6-month intervals of \$5.00 for any increase above that due to increased income.

The Housing and Community Development Act of 1974 also called for local housing authorities to establish a tenant body more representative of the low income population in the authority's area of operation. The purpose, to repeat the language of the Act, is to "assure that, within a reasonable period of time, the project will include families with a broad range of incomes and will avoid concentrations of low-income and deprived families with serious social problems, ..." To accomplish this task of creating a more representative range of incomes in public housing, the Secretary of HUD has required both higher income limits and rent ranges for admission.

In reference to income limits, income limits to be established by local housing authorities are to be within 80 to 90% of the Section 8 income limits for lower income families. (These Section 8 limits are 80% of the median income for the area.) In the Resolution before you, the income limits proposed are 90% of the Section 8 income limits. The figure of 90% is used because HUD will not permit the SFHA to construct any additional public housing in San Francisco unless the limits are such. (Attachment D) Otherwise, the SFHA could not establish financial feasibility for new construction. And new construction is desperately needed with over 5000 families and senior citizens on our waiting list.

PHTA disputes the use of 90%; it would prefer an 80% figure. Staff feels it has no choice but to use 90%. PHTA also disputes the SFHA and HUD on the income figure to be applied to the income limits. HUD and the SFHA maintain that the regulations, in their comments section, call for admission to be based on income after deductions and exemptions are applied. This interpretation has been checked and okayed with the HUD Regional Office. PHTA and their attorney maintain income used should be income before deductions and exemptions. The Resolution before you, based on the HUD interpretation, calls for income limits based on income after deductions and exemptions.

All housing authorities must also now establish rent ranges to insure the income mix specified in the Act. Attachment E represents the Resolution placed before the Commission now to implement the called-for rent ranges. The rent ranges are to insure that public housing will not be limited just to the very poorest or to the highest of the low-income families, but to contain a mixture of both that will lead to increased stability and also produce receipts more closely aligned to expenditures. Based on the law and its companion regulations, PHTA and SFHA staff also negotiated regarding these rent ranges and have determined the rent ranges for the first year of their being, based on census data reflective of San Francisco population. Please note that the law does not permit us to retain a vacancy while waiting for someone of a higher income range. The Act also says that in all developments placed under ACC subsequent to 1975, 20% of their residents must be very low income -- those with income less than 50% of the median for the area.

Based on the provisions of the Housing and Community Development Act of 1974, the enabling regulations promulgated by HUD, and current HUD interpretation, staff recommends passage of the two attached resolutions dealing with admissions and continued occupancy and rent ranges.

The Secretary added that the Executive Director received, on August 29th, a request from the Neighborhood Legal Assistance Foundation attorney representing the PHTA, asking for an opportunity to speak to this issue. I recommended 7 minutes. That is just a recommendation.

Commissioner Ergina asked if there was any data accumulated on the possibility of going to 80%.

The Secretary answered, in HUD's letter and based on our experience in trying to meet the financial feasibility requirements, 85% was promulgated over 6 years ago by HUD. If we stayed with 80-85%, we would not be able to support any new construction in San Francisco.

Commissioner Byrnes directed two questions to Mr. Epler: First, in other cities, do they use income figures before deductions and exemptions?

Mr. Epler replied that the intent of the Act was to provide for the broadest range of income choices within the tenant body, both for financial feasibility and for a socially and economically sound mixture of tenants. They found evidence in the comments in the regulations regarding the establishment of income limits which were, by reference, expanding into that level and that is why the interpretation was made as it was. He stated they were doing it across the board in other cities within their jurisdiction.

The Secretary asked if any other local housing authorities in this area adopted these requirements in their admission and occupancy policies. Mr. Epler responded that to the best of his knowledge, they have all adopted similar requirements although there are variations. He did say that most have figured deductions and exemptions before.

There ensued a great deal of discussion between Commissioners, tenants, and counsels.

The Secretary stated the 90% limit was proposed in order to establish economic feasibility in relation to new construction.

PHTA, through its president, stated they are basically satisfied with the resolution but could not accept the income limits for admissions. They most emphatically stood their ground on an 80% limitation and in addition, stated that income considered for eligibility be gross income.

Counsel for PHTA stated that, inasmuch as Congress had empowered local housing authorities to set limitations, this housing authority has discretion in this area. However, she felt the real problem was using Section 8 limitations set for the SMSA. This includes San Mateo, Marin, Alameda and Contra Costa Counties which have higher median incomes than San Francisco. This results in an income limit that is above the median income for San Francisco. If it is set before deductions and exemptions, we would then be setting it even higher than that. They felt very strongly that setting a 90% limitation excluded the neediest people.

Commissioner Ubalde left the meeting at 10:57 a.m. and returned at 11:04 a.m.

Secretary stated that the present proposals would not affect the tenants presently living in the housing authority. Tenants cannot be evicted for being over income. The real issue was, therefore, the 5,000 people on the waiting list and presently living in inadequate housing.

Ultimately questions were raised by the Commissioners as to the availability of further information so they could better determine fairness to tenants and also possible new construction.

The Secretary stated this resolution is just a tool to help us in getting new construction. Some Housing authorities have had much more stringent and restrictive resolutions. He added, we wrote to HUD three months ago requesting assistance in the training of our staff and training of the PHTA steering committee so that both groups could sit down and begin the process of understanding the policy implementation processes to better get the SFHA on an economically stable basis.

The Commissioners determined that more information was necessary to reach a decision. Therefore, the Acting Chairperson called a meeting for Monday, September 12th, at 8:30 a.m.

Commissioner Byrnes made a motion that both resolutions be tabled until further discussion on Monday, September 12th. Commissioner Ergina seconded the motion and it passed unanimously.

Commissioner Byrnes then moved for adjournment with a second from Commissioner Ubalde. Unanimously passed.

Acting Chairperson

Secretary

SEP 21 1977

SAN FRANCISCO
PUBLIC LIBRARY

HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Called Meeting Held:
Monday, September 12, 1977

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in a Called Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 8:50 A.M., Monday, September 12, 1977.

1. ROLL CALL:

PRESENT: Ms. Cleo Wallace, Acting Chairperson
Ms. Joan Byrnes, Commissioner
Mr. Martin L. Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner

Rev. Jim W. Jones, Chairman (EXCUSED)
Dr. Amancio Ergina, Commissioner (EXCUSED)
Mr. George Patton Colbert, Commissioner (EXCUSED)

The Acting Chairperson declared a quorum present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/Executive
Director
Mr. John E. Sullivan, Counsel

2. PURPOSE OF THIS MEETING:

The Acting Chairperson read the following Notice of Called Meeting:

Notice is hereby given that pursuant to a call therefor by the Acting Chairman of the Housing Authority of the City and County of San Francisco, a Called meeting of the Commission of said Authority will be held at 8:30 A.M., Monday, September 12, 1977, at 440 Turk Street, San Francisco, California, for the purpose of

Discussion concerning establishing policies which, together with the Annual Contributions Contract and California Housing Law, shall govern the administration of this Authority's low-income housing projects and Section 23, Leased Housing, as it relates to tenant selection and occupancy.

and

The setting forth rent ranges to be used in determining admission to public housing developments.

3. QUESTIONS FROM THE COMMISSIONERS:

By way of bringing everyone up to date on the topic to be discussed, the Secretary stated, at the last meeting on the 8th of September, further hearings were requested and you tabled the matter of the two resolutions pertaining to the establishment of policies governing the administration of this Authority's low-income housing projects and Section 23, Leased Housing, as it relates to tenant selection and occupancy, and the resolution which sets forth rent ranges to be used in determining admission to public housing developments.

The Secretary stated he was handed a document from the San Francisco Neighborhood Legal Assistance Foundation signed by their attorney, Ms. Andrea Saltzman, and then suggested we pick up where we left off at the last Commission meeting when the Commissioners had some questions of both the Neighborhood Legal Assistance Foundation and PHTA, of HUD and their staff.

Counsel Sullivan then said the maker of the motion to table should make a motion to bring it back on the table.

Commissioner Byrnes made a motion to place the resolutions back on the table. Commissioner Ubalde seconded, with unanimous approval.

The Secretary asked Ms. Saltzman to summarize, briefly, her presentation of last Thursday.

Ms. Saltzman, Counsel for the PHTA, said she basically laid out the regulations that show the housing authority does have the discretion to set the admission limits and that it should be done with a mind toward preserving the low-income character of the housing. She also provided some data, in her letter dated September 9th, that she had mentioned before. She also gave examples in the letter of how admissions would be computed. Following is the complete letter which, in her presentation, she summarized:

"Cleo Wallace
Chairperson, San Francisco
Housing Authority Commission
440 Turk Street
San Francisco, CA 94102

Re: S.F.H.A. Management Resolution

Dear Chairperson Wallace:

In the Housing and Community Development Act of 1974, Congress has provided that low income housing shall be provided for 'families of low income who cannot afford to pay enough to cause private enterprise in their locality or metropolitan area to build an adequate supply of decent, safe and sanitary dwellings for their use.' (42 U.S.C. § 1437a(2).) The actual income limits for occupancy and rents are to be fixed by the local public housing agency subject to the approval of HUD. (42 U.S.C. § 1437a(1).)

"The Secretary of HUD has promulgated a series of regulations setting forth the framework within which local housing authorities may set income limits. These regulations provide that each PHA shall adopt a regulation establishing maximum income limits for admission and that this regulation shall: (1) define 'income'; (2) provide standards for occupancy 'based on the availability of unsubsidized decent, safe and sanitary dwellings within the means of the public housing occupants'; (3) 'achieve and maintain the low income character of the projects'; and (4) 'permit admission of families with a broad range of incomes.' (24 C.F.R. § 860.2.) The regulation shall be submitted to HUD for review and approval. (24 C.F.R. § 860.3) Where the income limits are set within a range of 80 to 90 per cent of the HUD approved Section 8 locality incomes, no documentation is required. (§ 860.3(a).) Otherwise, documentation is required. (§ 863.3(b).) No tenant may be evicted because he or she is over income unless the PHA has found suitable, decent, safe, and sanitary housing available at a rent not exceeding 25% of income for the tenant. (§ 860.6.) Nothing in the regulations or the 1974 Act require that the income used to determine eligibility be the same income that is used to compute rent (i.e. the income after various deductions and exemptions are computed.)

"The 1974 Act and the HUD regulations also provide that local housing authorities shall establish a system of income ranges for admission into housing. These ranges should be designed with two goals in mind:

"(1) that the projects serve a broad range of incomes representative of the community and (2) that the projects achieve financial stability. 1/ (24 C.F.R. § 860.205.)

"Reading the HUD regulations in combination with the 1974 Act makes it clear that local housing authorities have a great deal of discretion in setting income limits and rent ranges but that these income limits and rent ranges should be set with a view toward serving the poor. The income limits and rent ranges submitted to you by staff and argued for by HUD, do not serve the poor. Rather these income limits and rent ranges serve to discriminate against the poor. While many go unhoused, you will be providing housing to those who can probably afford housing in the private market. The thousands who have been waiting for housing from you, will be turned away.

"The maximum income limits proposed to you are based on the Section 8 figures which in turn are based on the median income for the metropolitan area (SMSA) of which San Francisco is part. 2/ The SMSA also includes San Mateo, Marin, Alameda and Contra Costa counties. According to the 1970 United Census, the most recent data available, the median income for families in San Francisco was below the median for the SMSA and well below every other county's median income. 3/ Setting SFHA income limits at 90% of the SMSA median necessarily means that SFHA's income limits will be above the median income for San Francisco. 4/ Using the income after deductions and exemptions to determine eligibility necessarily means that the income limits will be even further above the median. Computing rent ranges based on these income limits necessarily means that this housing authority is requiring that a given percentage of tenants be above the median for the area. Such a requirement is plainly in violation of the intent of public housing. That is why PHTA is opposed to the income limits and rent ranges presented to you by staff.

"1/ Since income is used to determine rent and since financial stability depends on rent, HUD has called these income ranges 'rent ranges.'

"2/ The Section 8 income limits, with which I was provided by staff, are set forth below. I do not know if these are the correct and current limits or how HUD computed them.

<u>Family Size</u>	<u>Income Limit</u>
1	\$ 9,500
2	10,900
3	12,300
4	13,600
5	14,500
6	15,300
7	16,200
8	17,100

"3/ The median incomes broken down into households of related and unrelated individuals for the SMSA are set forth below:

<u>Area</u>	<u>Related Households</u>	<u>Individual & Unrelated Households</u>	<u>Combined</u>
SMSA	\$ 11,802	\$ 3,932	\$ 8,803
San Francisco	10,503	4,283	6,765
Marin	13,935	4,663	11,050
San Mateo	13,222	5,306	11,194
Contra Costa	12,423	3,918	10,992
Alameda	11,133	3,126	8,249

"4/ Unfortunately the census data is not broken down for family size. Such data is only obtained from Department of Labor Statistics based on working families. Since Section 8 data is broken down for family size, no exact comparisons can be made. I would, however, question HUD on the derivation of its Section 8 data.

"So that PHTA's position on the income limits and rent ranges will be absolutely clear, I have set forth some examples of how they will work in actual practice.

"Assume a family of four consisting of a disabled father, a working mother and two children. The family has an income derived from Social Security, the earnings of the mother and from an educational loan to one of the children, in the total amount of \$14,000. This family is well over the San Francisco median. Even when the educational loan of \$1,500 to the child is deducted from consideration, as it must be, the family would be ineligible for admission. (The income limit for a family of four as proposed, is \$12,250.) However, if the deductions and exemptions used for computing rent are subtracted from income, the family is eligible. (If one deducts 10% of income or \$1,250, \$300 for each disabled child under 18 or \$600, \$300 of the wife's (secondary wage earner's) income and child care costs and work related expenses of the mother of, let us assume, \$500, the family has an income of \$9,850, well below the income limit.) Moreover, this family's rent of approximately \$205 puts them in the top rent range so that they would probably be given top preference for housing. 5/ Should this family really be admitted into public housing? Should it really be given top preference?

"Let us take another example, a displaced single person with an income of \$9,000 a year. He is both above the San Francisco median and the SFHA proposed income limit, but with only one allowable deduction (5% or \$500) he has an income of \$8,500, within the proposed income limit for a family of one of \$8,550. He is admissible for housing but he is not even in the highest rent range. (With a rent of \$176 a month, he is in the second range.) Someone even richer than he might be given a preference over him. Does this make sense?

"HUD has spoken to you about financial stability and asked that you set these high income limits and high rent ranges. I pointed out to you that HUD cannot make these demands on you and that their argument is hollow. You will not be in any better financial shape if you set income limits above the median for the area since, realistically, you may not be able to rent to many people with these high incomes, but you will be discriminating against the poor that you must and should serve.

Sincerely yours,

/s/ Andrea Saltzman

Andrea Saltzman"

"5/ Note that despite its relative wealth, this family is just barely in the top rent range."

Ms. Saltzman did, however, strongly question the dependability of the figures provided by HUD which presumably came from the census figures and Department of Labor.

There were no questions of Ms. Saltzman.

The HUD staff present were introduced by the Secretary: Mr. Maurice Zenor, Occupancy Specialist out of the Regional office; Mr. Bernard Deasy, Deputy Director of Housing Management Division; and Mr. John Epler, Supervisory Housing Management Officer of Housing Programs Management, both of the Area office of HUD.

Counsel Sullivan left the meeting at 8:55 to go to court.

Commissioner Ubalde had several questions in regard to the statements contained in the Executive Director's memo of August 31, 1977. On Page 2, second paragraph from the bottom, beginning with Attachment C, it is stated, "The document has been approved ..." and in his oral report, he had said it was "reviewed". Which is correct?

The Secretary said "reviewed" is correct.

Commissioner Ubalde then had a question to ask of Counsel to PHTA. In her letter to Commissioner Wallace, dated September 9th, on page 2, first paragraph, it was stated, "The income limits and rent ranges submitted to you by staff and argued for by HUD, do not serve the poor." and then, on page 3, first paragraph, it is stated, "Such a requirement is plainly in violation of the intent of public housing." The Commissioner felt these were quite serious charges. He asked the Executive Director to respond to those statements.

The Secretary/Executive Director first referred to the comment on page 2 relative to rent ranges. It was staff's contention that these rent ranges and income limits do not prohibit us from serving the poor. They will enable us to serve a cross-section of the poor. He felt Ms. Saltzman might be referring to the very lowest of the lower incomes. In regard to the comment on Page 3, he stated it was not a violation of the intent of public housing, not even from its very beginning in the Act of 1937 or its subsequent amendments, and it was certainly not a violation of the intent of Congress when they passed the Housing and Community Development Act of 1974. In fact, it was the purpose of that act, in order that public housing subsidies not become a drain, in effect, on the federal budget, that there be a cross-section of the poor living in public housing.

Commissioner Ubalde asked for a definition of "cross-section".

The Secretary suggested they get to the resolution itself. Attachment E and page 2 of Attachment C. These set forth the rent ranges. He said currently, as stated at the last Commission Meeting, the San Francisco Housing Authority is now housing 80-85% of those individuals and middle rent range of those of the lowest poor -- those on public assistance. We have no more than 10-15% of the working poor. Therefore, our income from dwelling rent, which is only approximately 30% of our total operating budget, comes to about \$66.86 a month. This is the amount of money we get, from rents of tenants, as they exist in public housing in San Francisco today. This is actually what we're getting on an average. We have no tenants in the higher rent ranges in the Conventional Public Housing program.

The Secretary went on to say that the Section 8 program was designed specifically to give a larger subsidy to the private sector developers as owners of property. Section 8 is not considered in this except to use the Section 8 guidelines for admission income limits for the conventional public housing program.

Commissioner Byrnes: I gather that the intent of the policy from Washington is to broaden the rent range and have people from the higher limits?

Secretary: The intent of the legislation is to have a larger percentage of the working poor in public housing and therefore reduce the amount of operating subsidy that comes to the housing authority. They have had these rent ranges and income limits in existence for five years. New York has no more than 50-55% of the very lowest income living in the conventional public housing program in New York City. It has 45-50% of the working poor living in public housing. In contrast, Chicago is now up to 70% of the lowest income and approximately 30% of the working poor. New York does not require as much subsidy. They get more from their dwelling rent because they get higher rents from the working poor than Chicago or San Francisco.

Commissioner Byrnes asked of Mr. Epler: Do we get one of the highest subsidies, or are there other cities who get more?

Mr. Epler: I can only speak for the San Francisco area. It is one of the highest. I would assume it would be comparable to many large cities with the exception of some of those who dealt with the broader rent ranges at an earlier date.

Upon further questioning regarding where San Francisco stands, Mr. Cavanaugh, Controller, stated we are about ninth highest in the country, or, among the top ten. New York, Chicago, Philadelphia, Baltimore are higher. We are higher than Los Angeles. We are probably the highest on the West Coast.

Ms. Saltzman was recognized and said she felt there was a question of how we define "working poor". Working poor should at least be below the median income of San Francisco, and what we're saying here is that you set up something that is above the median income and by any definition of "poor", that is not poor. She also stated, in terms of the statement she made that this violates the intent of public housing, there was litigation she felt should be brought out -- the case of Fletcher vs. the Housing Authority of Louisville. This was a case where there was a rent range established by the Louisville Housing Authority and the Court of Appeals, Federal Court Sixth Circuit, struck it down saying it was in violation of the intent of public housing and that it constituted violation of equal protection because it discriminated against the poor. In other words, if two people applied the same day, the richer was accepted over the poorer in order to fill the rent ranges, and this was discrimination against the poor. The case went up to the United States Supreme Court who struck it down. They had talked about the 1937 Act. After that the 1974 Act came out. What happened when it went back down again, was that the Court said that, yes, the 1974 Act has come up, but its effective date was established in the Act to be the date that HUD passed regulations. So it's not in effect yet and we say, out and out, that rent ranges violate the 1937 Act. But, we will not render an opinion on whether or not they violate the 1974 Act because that's not before us. The 1974 Act was not yet effective. So what happens if there is no opinion in this country that I am familiar with that says whether or not rent ranges violate the 1974 Act. What happened in that Louisville case is they said that it violated the 1937 Act. The 1974 Act is now effective. The problem of discrimination against the poor, because the United States Supreme Court action was based on the fact that the original opinion was based on the 1937 Act rather than the 1974 Act. That problem still is a problem. No one has resolved whether the 1974 Act itself may discriminate against the poor and whether there may be a constitutional violation in establishing the rent range. But that is important litigation that's happened in some lower courts. It's never been resolved as far off as the Louisville case. There was a case in North Carolina that came to the same conclusion as the Louisville Court has, that there was discrimination against the poor. And that, basically, is the basis for my statements in my letter, Mr. Ubalde, that there was a violation of the intent of public housing.

Commissioner Byrnes asked for clarification of whether or not this was upheld in Louisville or not. That is, the opinion of the lower court.

Saltzman: They did not uphold the first one. The second one, which came to the same conclusion was not reversed. But the second one was basically on slightly different grounds because the first one was prior to the 1974 Act. There is no opinion. They've gone up to the United States Supreme Court on the 1974 Act. It is clear from the history of this litigation that the rent range does violate the 1937 Act. That's where it stands. But the 1974 Act is what's effective now.

Secretary: I do not have my attorney here now, but I would like to tell the Commissioners that the Supreme Court, in vacating the Fletcher vs. Louisville decision that the Congress, when it passed the 1974 Act, did have the right to establish rent ranges and as soon as HUD issued and promulgated the regulations, they could then go into effect.

Secretary (cont'd): What the Commissioners have before them today are two resolutions based on promulgated regulations of the housing act of 1974.

Ms. Saltzman: I think that the Supreme Court was not quite that unequivocal in its decision. It is a problem. The state of the law is a problem because what happened there was in the Supreme Court reversing a decision and then coming back into court saying exactly the same thing they had said before. It's clear that the Supreme Court gave an indication that they liked rent ranges while the other courts gave an indication that they didn't like a rent range. But there has been no opinion straight out, on the 1974 Act.

Commissioner Ubalde: I would like to hark back to the memo of August 31st. At the bottom of Page 3, beginning with your discussion on the percentage limits of from 80-90% -- if I remember correctly, in a previous memo the Executive Director and his staff had a ceiling of 85%. This was changed to 90% because, if I understand correctly, in a discussion with HUD they would not permit the housing authority to construct any additional public housing in San Francisco unless a limit of 90% was reached. Is this correct?

Secretary: What HUD said to us in their letter of September 8th, was that if any new construction in San Francisco of conventional public housing could not meet the test of financial feasibility, it could very well be turned down, such as CAL 1-26, the Western Addition scattered site projects was turned down on that basis.

Commissioner Ubalde: Let me suggest something to see how the Commissioners will react, how HUD would react, and how the PHTA would react. If the resolution recommended by the staff was back to the 85% figure, how would you react to that as a possible compromise? Would that be a fair and constructive move on the part of the Commission? What would be the implication of this?

Mr. Epler: Each individual application that comes into the office is judged on its own merits. When we process an application for financial feasibility, we take a look at that project and we take a look at the housing authority's total operation and the experience they have had with other units, so it is difficult to isolate it as one particular project that might come in, using those income limits. But, I would say that if you were to take the total family income and apply the 85% figure, you may get some feasible projects. There is no way we could guarantee it ahead of time. It is possible that it could be done. But the point really is to try, to the extent possible, to expand the income so you're assured there will be a feasible project in the future. One of the problems we've had in San Francisco is, a congressman calls in and asks why aren't we serving the poor in San Francisco. All we can really point to are some 236 projects which have been constructed in the past few years and some initial Section 8 activity which has begun. Really, over the last 4-5 years there has not been any housing activity serving the very lowest incomes to the middle range of income.

Commissioner Byrnes: Are you saying there hasn't been any new construction because there hasn't been any new construction money to speak of?

Mr. Epler: Since the last time we submitted an application for new construction which, I believe was back in 1972, we have had money. We did turn down one project -- CAL 1-26 -- which you had submitted the application for and there is now a Section 8 new construction application. However, none has been approved in San Francisco yet.

Commissioner Byrnes: The new construction money under the last administration has been very limited. Under this new administration, we hope this will be expanded.

Acting Chairperson Wallace: On Thursday, did I understand you to say it is was 80-85% or even 90% -- it wasn't going to make that much difference? And, if I understand the interpretation of Ms. Saltzman's letter, it also says it really does not have to go to 90%. So what we are saying is, it is a matter of what this Board decided to do. 90% will not guarantee this housing authority any more than they have going for them.

Mr. Epler: It would help the feasibility of the project at 90%.

Acting Chairperson Wallace: It wouldn't hurt if it stayed at 80?

Mr. Epler: The point was, in the letter, the broader the income ranges you can get through the low rent housing income limits, the better it enhances your income. You would have a better possibility of getting a higher income which would help offset administration operating costs to make the project feasible, because you are limited in the amount of money we can provide you through the performance funding system. So the only other source of income you have is from tenants' rents.

Commissioner Byrnes: I would like a point clarified by Mr. Epler, Mr. Scott, or anybody. Does the decision we make today in any affect the tenants already living in public housing?

Secretary: As stated last week, no it would not.

At this point Ms. Saltzman started to speak, but Commissioner Ubalde said he would like to have his question completely answered.

The Secretary said he would like to ask Ms. Saltzman to respond first, then he would respond.

Ms. Saltzman: Of course, 85% is an improvement over 90%, but the way it works with the deductions and taking the net income rather than the gross income, that still comes to even more than the 5%. Remember, we held two positions: that we wanted it to be 80% and we want it to be before the deductions. I put two examples in my letter. These are the deductions we are talking about. Here they have them expressed as a plus (pointing to figures on board). This is the income limit for a family of four, but it's a plus \$900. Plus 10% would be their actual income and that's not counting other deductions that they may have, like work-related expenses, medical expenses, child care expenses -- whatever. So that their income is actually more than the income level of \$12,250, and when you're talking about a family of four, you're talking about a large income like that. If there's a disabled head of household there's a 10% deduction right off the top. If you're talking about a non-disabled, non-elderly head of household, there's a 5% deduction. So whether you change from 90 to 85, if you leave it in after deductions, then you still have it, basically, at at least 90. If you just drop it to the 85% because of the problem of whether it's gross or net income you're using. I don't know if it makes it all that clear. It's a step in the right direction to go down to 85. Our position is a combined position -- we want it to be the gross income and, also the 80%. Those deductions can be a lot more than the 5% difference we're talking about, because for every family, no matter what -- there's a 5% deduction and then for many, there's a lot more.

Commissioner Byrnes: I'd like to ask this of Mr. Epler, or anybody from HUD who can answer this -- are there any regulations, or rules or laws that state that the income should be based on gross or net income?

Mr. Zenor: There is no law that says net income, but the reason we have 80-90% of median income is because, traditionally, there have been deductions and exemptions in conventional low rent program and not in the Section 8 program. It's mentioned in the preamble to the regulations in Part 860 that someone suggested the income limits be the same for

public housing under Section 8 and the recommendation was not adopted because Section 8 eligibility is determined on the basis of gross family income while public housing eligibility is determined on the basis of net family income. That is, after issuing a wide range of deductions and exemptions. Now, the amounts to be deducted in a sense are not prescribed by regulations for eligibility. The PHA has latitude in deciding what they will do.

Commissioner Byrnes: Again, I want to ask the same question -- in other housing authorities throughout the country, how do they determine this? Do they determine it on net or gross?

Mr. Zenor: I'm not sure, nationwide. I can't answer it. I think I can safely say that every income policy in our area is based on net income.

Commissioner Byrnes: Would you give me the definitions of family income again, please?

Mr. Zenor: Total family income you might think of as gross family income -- before any deductions. The other term is family income. One is total and the other is family income. Family income means after deductions.

Secretary: Mr. Zenor -- a related question. What about the 90% versus 80-85%? How are other authorities coming in?

Mr. Zenor: To the best of our knowledge, most of them are 90%. Most are eager to expand their range of applicants. And one thing we have to think about here is the Act does say a PHA shall establish its policies to serve tenants with a broad range of income representative of that which is actually there in the locality. Previously courts felt the ranges were set up arbitrarily. Now a provision is in the Act and regulations that the ranges must be set up to serve a cross-section. Families already there are not going to be hurt.

Commissioner Byrnes: If these families were reevaluated for any reason, they still would not be affected?

Mr. Zenor: Right.

Secretary referred to a memo prepared, copies of which were distributed. He stated staff will stay with the 90% recommendation. He referred to a memorandum dated September 9th, first page, fourth paragraph. Our budget for the '77 fiscal year which began October 1, 1976, shows an average monthly dwelling rent of \$66.86, and average monthly operating expenses per unit of \$156.86. That represents a shortfall of \$90.00, an amount which the federal government cannot totally provide through the performance funding system. He read the following from the referenced memo:

The Housing and Community Development Act of 1974 clearly calls for all public housing authorities to make every attempt to house a representative cross section of the low income population in its area of jurisdiction. This Housing Authority is not representative of this statute as presently a minimum of 95% of its tenant body is very low income (income of below 50% of the median income for the area). Over 80% of San Francisco public housing residents are public assistance recipients. The working poor are not being housed in public housing projects in San Francisco in anywhere near their proportion of the low income population of San Francisco. High inflation, increased taxes, and the very high housing costs in San Francisco have made it very difficult for the working poor to afford decent housing in this city. They are very often paying more than 25% of their income for rent and at the same time too often living in substandard dwellings. To create the income mix mandated by Congress, this Authority must increase the percentage of working poor it houses. Income limits at 90% of the Section 8 lower income limits for the area would greatly aid in achieving this Congressional mandate.

Of course, the higher income limits in and of themselves do not guarantee that we will attract this cross-section to public housing but it will provide this Authority with a very necessary tool to start to achieve the law's end and also increase fiscal responsibility.

Commissioner Byrnes: How many applications do we have that you would consider "working poor"?

The Secretary answered that, to the best of his knowledge, we have no more than 10-15% of the working poor as applicants. He didn't have exact figures.

Commissioner Byrnes felt, in consideration of this, that it couldn't make too much difference since we could not hold units empty waiting for higher income people.

The Secretary repeated that one other factor must be considered. Of the 5,547 names on our waiting list, 2,722 are single elderly; 380 are elderly couples, and 2,445 are families. In order to have public housing construction approved by HUD, this agency must clearly demonstrate the financial feasibility of this new construction. A new public housing project must exist without subsidy for its first year of operation. He repeated, without subsidy. Therefore, staff is staying with the recommendation of 90%.

Commissioner Byrnes asked of Mr. Cavanaugh, will there be some changes in the performance funding system? Is this coming?

Mr. Cavanaugh: There will be some changes. We do not know how soon, and if it will be soon enough to save the program. Keep in mind that the Section 8 housing, under its formula for subsidy, gets twice as much subsidy as the conventional projects. We are presently placing the higher income people in the program that has the highest subsidy. The conventional program can't exist for long under the present performance funding system. It needs the higher income people of those eligible to produce more rental income. To place the higher income people into the highest subsidy program, which is Section 8, doesn't make sense financially. We should be able to select tenants who can pay higher rent to live in conventional public housing. The performance funding system won't be changed for at least a couple years. Financially, we cannot last two years and provide proper services. We need to be able to place higher income families in the conventional program to make it financially feasible. Under Section 8, the formula bases subsidy on 100% of the fair market rent. The family doesn't have to pay any rent if they have no income. You can put a family in without any income in Section 8 and the program will work. It won't work with conventional housing.

Acting Chairperson: Mr. Scott, in your memorandum of September 9th, you quote some figures from the United States census bureau. Do we have this information available to us to enable us to look at a broader spectrum? Basically, because there has not been census taken since 1970, and yet you're quoting data from the census bureau that's not available to us except from your memo here, if the median income in San Francisco has reached \$15,965.

The Secretary stated these were the most up-to-date figures we could get based on a U.S. News and World Report, based on State Department of Finances records, and our own projections from the 1970 median income figures. The Department of Finance gave us a figure of some one-hundred dollars below this. Secretary asked his staff assistant, Ms. Stein, to further explain the basis of our median income figures.

Ms. Stein: The projection by the U.S. Department Census is that median income has increased between 1970, when the census was taken, and 1976, which is just a year ago, by 52%.

Acting Chairperson Wallace: Does this data also take into account where the economy is right now -- dealing with jobs. Particularly when we're talking about attracting a cross-section of people, when the kind of people we will attract are standing in the unemployment lines.

Ms. Stein: Unemployment increased .1% in San Francisco last month. The figures of people actually working are also increased because there are more people coming out looking for jobs. Because the economy is picking up, more people are out looking for jobs.

Secretary felt, at this point, it would be better to hear from Mr. Zenor how HUD arrived at SMSA figures for admission to Section 8, since the SMSA figures include San Francisco.

(Counsel Sullivan re-entered the meeting at 9:40 a.m.)

Mr. Zenor: I understand that in Central Office, the economics and market analysis office, they took the 1970 census data and used inflation factors to update it.

Ms. Saltzman: Your Section 8 figures are based on a family of four and the census does not break down into families of four. How did you get to the family of four figure?

Commissioner Byrnes: We could probably argue the business of statistics all morning. I think the basic issue is whether or not we decide on a lower income level and whether this is going to really affect the amount of money that's going to be available for new construction through HUD. I think this is the issue that we can't lose sight of. With regard to the 80-90%, we should use the leeway we have without jeopardizing new construction. A difference of 5% can't make that much difference. It is really a matter of priorities and politics. As I see it, a difference of 5% will not jeopardize our getting new construction money.

She asked for a response to this from anyone.

Mr. Deasy: The situation in terms of new construction that we're facing right now, with HUD; we are asked, in evaluating proposals for new construction, to look at a housing authority's past performance and project where that proposed project will actually be when it actually is completed. So we're looking, perhaps, 18 months to two years into the future. What will the housing authority's financial situation be in terms of that specific project as well as in terms of the whole program being administered. Right now we are evaluating an application from the San Francisco Housing Authority, and we're looking at a housing authority that has one of the lowest incomes per unit of any housing authority we're dealing with, and one of the highest expenses of any housing authority we're dealing with. So obviously, we are looking at a very serious situation in terms of financial feasibility. When a housing authority comes in and presents us with an application that projects expenses for that project, well below what it's experiencing today, we have to look at that application in terms of what evidence does the housing authority have that's going to reduce its expenses per unit and increase its income. Naturally, these are judgment factors, but if the housing authority board takes action which clearly says that they are going to adopt policies to broaden their range of income for eligibility for public housing and increase the potential over a reasonable period of time for improving the income situation, then obviously that's going to be a more persuasive argument for us in making a judgement that that's a feasible program than if you vote to restrict or reduce the income range that you're going to consider. It would be difficult for us to judge it by saying that in two years you are going to be able to produce the income and reduce the expenses that are going to be able to keep a new project viable, than if you take the other road and adopt higher income. So it's a judgement call on our part, just as it is on yours. I would say that your argument for getting more housing built in San Francisco through the conventional program would be more persuasive if you adopted a broader range of income limits, which is the intent of the 1974 Act.

Commissioner Ubalde: The reality is that we are dealing with a lot of low-income people here in this county. We have to get one of the highest subsidies. It's not the fault of the people. So we have to be sensitive to our clientele and also to the technician who has to make a judgement. Since we have approximately 10% on the waiting list in the higher income, as Commissioner Byrnes has said, it can't make that much difference. The other argument is that this Commission needs to set the tone to HUD and the City that we are interested in new construction. He felt 85% seemed to be very reasonable at this point. He felt staff would not stand firm on the 90% if they felt there was more leeway; he also had to respect the tenants when they express concern about others. He felt 85% is the figure we must consider with regard to all factors.

Secretary: From staff's point of view, and based on our experience with scattered sites for 3, 4, 5, and 6 bedroom units -- I am saying that 80 or 85% will not give us the flexibility to try to withstand the test of financial feasibility. I do feel the 90% figure will. Recognizing that the 90% figure, if selected, will not guarantee us the ability to provide this new housing, selecting an 80-85% income limit, may very well present it. We have been through this with CAL 1-26. We will not be able to construct large family units, we certainly weren't able to do it at CAL 1-26 in terms of financial feasibility, and I don't think we will be able to do it if we go down to 85%. There was another issue and dispute which Ms. Saltzman and PHTA presented to the Commission. I would like to caucus with a small committee of the Commission and Ms. Saltzman and the president of PHTA to see if we can't compromise on one of those points. I would like to stay with the 90% but there is another point at issue that the staff could compromise on, but I would recommend no compromise on the 90%.

Mrs. Rogers of WAPAC: Our concern with the income limits you are suggesting means that we will no longer be able to house the poor in San Francisco because the same criteria is used for the federal funding of 236, and we're finding our poor falling between the cracks. If we are going to do anything in San Francisco, we have to be concerned about housing the poor in San Francisco. The International Hotel is a good example. We also have families in the Western Addition who need low income housing and if, in fact, the housing authority adopts this resolution we will find that we will not be able to house those people. We will not support any housing program in San Francisco that precludes low-income families. When you talk about all the housing, 20% should be for low income housing. Who is going to take the responsibility, in this town, for the poor? I think we need to begin work on HUD at Central Location back in Washington and Congress to change the law so we can meet our obligation. It doesn't make sense to me to keep throwing good money after bad and no middle income families or other low-income family is going to move in our existing public housing units. In re-examination, when we begin to increase the rent, if their personal income will not allow them to meet that obligation the first month, you will increase the rent gradually over a period by adding \$5 a month to rent. That's a real concern. We realize that San Francisco Housing Authority has to meet its obligations. We also recognize that HUD and Congress, who set it up, have the responsibility to make the money available to house our poor. We are subsidizing Section 8 which will give higher income limits, higher rent and guarantee those rents. But who does that benefit? Certainly not the housing authority nor the tenants. It helps those people who are speculators out there in the housing market. We oppose this. We will fight to see you do not build any public housing -- not in the Western Addition -- that's going to increase these rents. We just can no longer afford that.

Commissioner Ubalde to Mrs. Rogers: How do you think the Wapac should feel about the 85%?

Mrs. Rogers: I think that's too high. I think the Housing Authority ought to adopt a minimum and a maximum income level and I think that to talk about 85% of eligibility just to even qualify to get into public housing and using the net income of a person is just too much.

When asked about low-cost housing, Mrs. Rogers said there is no such thing as building low-cost housing -- low-rent units -- because when you get ready to build that low-cost housing, no contractor will tell you he'll do it for less because it's for low-income people. You're not going to be able to buy the equipment for less because it's for low-income people, so someone has to take the responsibility for subsidizing these units after they are built. In my opinion that is HUD's responsibility and that's where the fight ought to be and not with the Commissioners of this housing authority. I think HUD is badly mistaken when they set up such regulations as they do set up for low-cost housing. That is absolutely absurd, because we know and we understand that the calculated systematic decisions by HUD is to eliminate public housing for low-income families. Section 8 is not working, in this city, as it should be because of the rents of the private market, and landlords will not take families with children they don't want. If you have children -- and if you're black -- that's another strike against you. 90% of your tenants are black in this city. And where do you think they're going to go? Nobody wants you if you've got children and are on welfare. This is our last resort -- public housing. And that's what it was intended to be. A place of last resort until people could make it and move out. But we can't even make it in public housing if you keep increasing rents everytime somebody makes \$25 more and you take part of it. The real fight is with HUD because they're the ones who make the regulations. We should get together to fight HUD, and get them to change it.

Secretary: We have heard from PHTA, their attorney, and WAPAC. I think you are well aware that this commission and the staff are in total philosophical agreement. We fought that battle in 1974 before the Act of 1974 was passed. Three-hundred thirty eight letters and telegrams were sent back to Congress asking that they not pass the Act as it was proposed at that time. But I say to you today, that we are mandated by the Act -- the Commission, the staff, and those applicants and those who are permanently living in public housing. What we are presenting to you, as staff, is our best opinion of what it would take to meet those tests for financial feasibility to start new construction coming into San Francisco. At least give us this tool, pursuant to the mandate of Congress, to get started.

Acting Chairperson thanked everyone and called a recess at this point.

Meeting was reconvened at 10:22 A.M.

Commissioner Ubalde: I agree with Mrs. Rogers that perhaps the battle is not here. On the other hand, I think we need to deal with two specific issues that should guide the staff. On page 2 of Attachment C, Resolution, I move that we change the recommended policy of family income as noted in the third column to total family income and that the staff will change the figures that are suggested below and that the percentage admissions, recommended to us at 90%, be changed to 85%.

Commissioner Byrnes, after seconding the motion, proposed that this motion be tabled until we can get a vote of the whole commission.

The Acting Chairperson referred the question to Counsel as to whether or not this motion could be tabled.

Counsel Sullivan: The problem here is, you do not have a quorum because two of the Commissioners have a conflict of interest in acting on this matter.

Commissioner Byrnes then made a separate motion that this matter be tabled until we have a full board. Commissioner Ubalde seconded. Unanimously passed.

The Secretary then clarified Commissioner Ubalde's motion, that the admission income limit be total family income for those of the lower income group, and that the rules of income limits be based on 85%. He then asked the representatives of the Tenants Association for their comments on the first motion made by Commissioner Ubalde and seconded by Commissioner Byrnes.

Ms. Hammond: PHTA supports.

The Secretary then said this matter is tabled until the full Commission meets on September 22nd, in a Regularly Scheduled Commission Meeting at 10:00 in the morning.

Commissioner Ubalde moved that the meeting be adjourned. Commissioner Byrnes seconded, and it was unanimously adopted.

Meeting was adjourned at 10:26 A.M.

Acting Chairperson

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, September 22, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, September 22, 1977.

1. ROLL CALL:

Meeting was called to order by the Acting Chairperson

Roll Call found the following members to be:

PRESENT: Ms. Cleo F. Wallace, Acting Chairperson
Dr. Amancio Ergina, Commissioner
Mr. Martin Helpman, Commissioner
Rev. Dr. A.C. Ubalde, Jr., Commissioner
Ms. Joan Byrnes, Commissioner

The Acting Chairperson announced Commissioner Colbert would be late.

Rev. Jim W. Jones, Chairman (EXCUSED)

A quorum was declared present.

ALSO PRESENT: Mr. Walter L. Scott, II, Secretary/Executive
Director
Mr. John E. Sullivan, Counsel

SEATING OF COMMISSIONER BOOKER T. ANDERSON, JR.

The Secretary announced we had received copies of a letter of resignation from Commissioner Jim W. Jones and a copy of a letter of acceptance of that resignation by the Mayor.

Commissioner Ubalde moved to accept the documents. Commissioner Ergina seconded, with unanimous approval.

The Secretary then announced the Authority had received from the Office of the Mayor, certified copies of Letter of Appointment, Letter of Acceptance, Appointment Forms, Oath of Office, Certificate of Appointment and Certificate by the Mayor that Commissioner Booker T. Anderson, Jr. is not an officer or employee of the City and County of San Francisco, all of which related to the appointment of Commissioner Anderson to a term on this Commission.

Commissioner Ubalde moved that the documents be accepted and filed. Commissioner Ergina seconded. Passed unanimously.

Commissioner Ubalde moved that Commissioner Anderson be seated as a member of this Authority forthwith. Commissioner Ergina seconded. Passed unanimously.

There was spontaneous applause from all, with the Commissioners and Secretary extending their heartiest congratulations. Copies of the basic documents were presented to Commissioner Anderson.

2. VISITORS:

The Secretary acknowledged and welcomed all visitors present.

3. APPROVAL OF AGENDA:

The Secretary requested a change in the Agenda to allow Counsel Sullivan to give his report on the International Hotel prior to the report of Secretary.

A motion was made by Commissioner Byrnes that the change be approved. Seconded by Commissioner Ergina, and unanimously approved.

A speaker for the Coalition Against Nihonmachi Evictions (CANE) asked to be heard at this meeting because of what she called a critical situation in Japantown.

Discussion ensued regarding this situation and the fact that, because of the controversial nature of it, no conclusions had as yet been reached. The Commission was informed that Counsel had only just received a copy of the agreement between the Redevelopment Agency and Nihonmachi developer. It was felt before appropriate action could be taken, the Commission should really hear from Counsel. Counsel said he hoped to have an opinion on this by noon, Tuesday, September 27th.

The Acting Chairperson suggested there be a motion to approve the agenda and after the meeting perhaps the Site and Design committee could be consulted.

The Secretary stated the representative of CANE had talked about "urgency". Since this has been before the Redevelopment Agency for over a year and a half, perhaps the Commission should hear from CANE what their timing is.

A representative of CANE stepped forward. She stated there have been armed guards in the buildings at both 1869 Buchanan and 1531 Sutter for the past month. She said the tenants were virtually being held prisoners. They were not able to live their lives in a normal fashion. Other tenants, she claimed, were thrown out of the buildings and were not able to get their possessions and things were stolen from them. The tenants were also living under the constant threat of being evicted, she said. This situation, they felt, was most urgent. They wanted this halted and therefore came to the housing authority to ask that the authority take action in the very near future in order to stop the evictions, stop the destruction and end dispersal of the Japanese community.

Before further discussion, Acting Chairperson asked for approval of the Agenda.

Commissioner Ergina moved that the Agenda be approved. Seconded by Commissioner Ubalde and unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Ubalde made a motion the minutes of the Regular Meeting of September 8, 1977, be approved. Seconded by Commissioner Byrnes with unanimous approval.

Commissioner Byrnes moved the minutes of the Called Meeting of September 12, 1977 be approved. Seconded by Commissioner Ergina with unanimous approval.

5. GENERAL COMMUNICATIONS:

The Secretary stated he had received a phone call this morning that he was very pleased about. Congressman John Burton that HUD had taken action to put us back into construction for the first

time since the Nixon Administration froze all public housing construction on January 5, 1973. HUD Central had informed Congressman Burton's office that this agency has received a program reservation for the construction of 147 units for families, and 20 units for elderly. The loan authorization is for \$9,218,825, and the contract authorization is for \$661,635.

6. REPORT OF COUNSEL:

Counsel noted in the minutes of September 8th, there was a report of status on the International Hotel. Because the Court of Appeals had upheld the validity of a permit to demolish, we have tried to appeal as amicus curiae. A day or two later, after the matter had been taken to the Supreme Court, the Supreme Court denied rehearing; in effect, affirming action of the Supreme Court and Court of Appeals. Apparently there were two applications for permits to demolish, dated February 23, 1975 and March 10, 1975. The one that went through the courts with us trying to appeal as Amicus Curiae was based on February 23, 1975. That is the one the courts upheld as valid. However, the Four Seas people have ignored that one and they take the position that the one issued on March 10th was never attacked by the Board of Permit Appeals. However, the City Attorney's office informs us that is not correct. There is an appeal on that case presently before the Board of Permit Appeals. The documents and briefs are in and they are awaiting action of the Court. The City Attorney's office is representing the Board of Appeals, the moving party in the action, and that is where the conflict is. The Board of Permit Appeals say they have invalidated the permit and Four Seas says the time has passed in which they were legally allowed to do so. That is the point before the department now. What happens there will determine whether the March 10th permit is valid or not.

Commissioner Byrnes asked what the time frame is for the final decision.

Counsel answered, in view of the familiarity with the International Hotel situation during the past year, he did not expect them to take too long to reach a decision. The District Attorney is proceeding separately, on his side, in matters involving safety, fire protection, etc.

7. REPORT OF SECRETARY:

The Secretary read the following report into the minutes:

BID RESULTS - GROUP FINANCING (PROJECT NOTES - 7th SERIES)

Bids were opened September 13, 1977 for the following Group Financing:

Seventh Series - 1977 \$ 53,602,000

The successful bidder was:

	<u>Amount</u>	<u>Interest</u>	<u>Premium</u>
Bank of America, et.al.	\$ 53,602,000	2.98%-3.02%	\$ 2,316.00

For your information, the last bid opening on May 17, 1977 resulted in rates of 2.74% to 2.77%. Additional details are as follows:

<u>SEVENTH SERIES - 1977</u>	<u>Amount</u>	<u>Interest</u>	<u>Premium</u>
Bank of America, et.al.	\$ 53,602,000	2.98-3.02	\$ 2,316.00
Wells Fargo Bank, et.al.	53,602,000	3.12-3.42	-0-
United California Bank	53,602,000	3.16-3.30	1,944.00
Chemical Bank & Assoc.	10,000,000	3.20	53.00
Morgan Guaranty Trust, et.al.	53,602,000	3.23	2,573.00
First Nat'l City Bank, et.al.	53,602,000	3.35	2,289.00
Bankers Trust Co.	53,602,000	3.40	578.00

PREVIOUS BID RESULTS:

SIXTH SERIES - 1977 May 17, 1977

	<u>Amount</u>	<u>Interest</u>	<u>Premium</u>
Bank of America, et.al.	\$ 60,707,000	2.76-2.77	\$ 2,464.00
Bank of New York	2,000,000	2.77-2.82	-0-
United California Bank	60,707,000	2.84-2.97	2,504.00
First Nat'l City Bank,et.al.	60,707,000	2.98	2,179.00
Morgan Guar. Trust, et.al.	60,707,000	2.99	2,489.00
Bankers Trust	60,707,000	2.96-3.00	105.00
Crocker Natl Bank et.al.	60,707,000	3.12-3.17	48.00

FIFTH SERIES - 1977 May 17, 1977

Bank of America, et.al.	\$ 42,632,000	2.74-2.77	\$ 1,731.00
First Natl Bank of Boston	42,632,000	2.83	425.00
United California Bank	42,632,000	2.83-2.97	1,774.00
First Natl City Bank,et.al.	42,632,000	2.97	1,530.00
Morgan Guar. Trust, et.al.	42,632,000	2.99	1,748.00
Bankers Trust	42,632,000	2.88-3.00	84.00
Crocker Natl Bank, et.al.	42,632,000	2.91-3.04	60.00

FOURTH SERIES - 1977 April 12, 1977

Bank of America, et.al.	53,067,000	2.49-2.53	\$ 2,271.00
Crocker Natl Bank, et.al.	53,067,000	2.53-2.63	-0-
Bankers Trust	53,067,000	2.57-2.59	2,247.00
First Natl City Bank,et.al.	53,067,000	2.64	1,905.00
Chase Manhattan	53,067,000	2.64	-0-
Morgan Guar. Trust, et.al.	53,067,000	2.65	2,176.00
United California Bank	53,067,000	2.64-2.69	560.00

THIRD SERIES - 1977 January 11, 1977

Bank of America, et.al.	\$ 34,528,000	2.42-2.45	\$ 135.00
First Natl City Bank,et.al.	34,528,000	2.53-2.55	856.00
United California Bank	34,528,000	2.54-2.62	40.00
Morgan Guar. Trust, et.al.	34,528,000	2.62	1,174.00
Crocker Natl Bank, et.al.	34,528,000	2.89	-0-

There being no questions, the Secretary then read the following report:

SUMMER YOUTH ACTIVITIES - RECREATION AND EMPLOYMENT

Attached for your information is a comprehensive report of the summer youth activities -- both employment and recreation -- sponsored by this Housing Authority. A complete accounting of all activities is contained in the report, including minor difficulties which were encountered. However, the successes far outweighed the difficulties, and we will correct those next year.

This summer we were able to place 234 youth as summer workers in all Housing Authority departments as well as a number of Community Center Programs.

In the area of recreation, 2098 youth and adult chaperones participated in sixteen field trips to such locations as Santa Cruz, Frontier Village and Marine World. In addition, on-going daily activities for children existed in many developments.

Many youth were able to benefit this summer from the employment and recreation activities handled under the auspices of the Family Tenant Services Department of this agency.

I would like to take this opportunity to commend and thank all our employees who helped make the summer youth programs a success, and especially the Family Tenant Services Department for a job well done.

THE SAN FRANCISCO HOUSING AUTHORITY SUMMER YOUTH ACTIVITIES
EMPLOYMENT AND RECREATION

During the summer months, the Family Tenant Services Department of the San Francisco Housing Authority administers a program of activities for young persons which includes both employment and recreation. The Department coordinates the recruitment and placement of public housing youth in Housing Authority worksites and also plans daily recreation programs in public housing community centers. Special outings and attendance at events of cultural or recreational significance are also arranged for children and adult chaperones. The Family Tenant Services Department undertakes these activities within a process of consultation and cooperation with public housing resident groups, the Public Housing Tenants Association, and city and community agencies.

The direct benefits of these summer activities over the past several years have been increased opportunities for children in public housing to experience social, cultural, recreational, and educational events during the summer months and increased opportunities for youth to earn money and to gain marketable skills and experience through on-the-job training. Several fulltime employees of the Housing Authority began as summer youth workers in the early years of the program. Interestingly, the current director of the Mayor's office of Youth Development had his first job as a youth worker at 90 Kiska Road. Indirect benefits attributable to the program have included increased resident participation in developing programs and activities conducive to improvement of quality of life in their communities and decreased vandalism.

The summer program since 1973 has had impact on all family housing developments as well as families in leased housing. The program has necessarily crosscut all departments within the Housing Authority. The success of the program has been dependent upon and facilitated by the voluntary cooperation of department chiefs and employees to extend their responsibilities during the summer months to supervise youth workers and to alter their schedules and activities to accommodate new programs. The program's success has equally depended upon the volunteer work and commitment of many adult residents who, in most cases, have done the direct work with children and youth and have developed the strong community ties that have enabled public housing youth to be recognized in their communities in order to gain their fair share of jobs.

Youth Employment and Training: History

Prior to 1973, the scope of the youth employment program within the Housing Authority was limited. However, after the creation of Family Tenant Services Department, the youth employment program expanded considerably. During the summer, 1976, the program was brought under centralized coordination by Family Tenant Services and we more than doubled the number of youthful workers. This year an orientation program was held for the youth which consisted of a general introduction to aspects of working for the Housing Authority, job behavior and procedures, and specialized training for three basic job categories -- clerical, maintenance and recreation. Staff from several departments participated in the orientation sessions. Additionally, we had the assistance of staff from the 4-H Program of UC Extension for on-going weekly training sessions for two groups of recreation workers. Clerical workers at 1815 Egbert Avenue Office finished with a three week series of evaluation workshops.

A number of departments have requested the continuation of youth workers for a year-round program. With the continued cooperation of those subcontractors who will be funded this year, we expect to be able to have an expanded year-round youth work program.

Certain problems were encountered during the administration of the summer youth employment problem. The majority of problems related to improper coordination of effort and involved placement, worksite approval and collection of time sheets. In several project areas, problems prevented the summer youth workers from being used in the capacity originally intended which was to further community and resident association activities. Though the original purpose was not fulfilled, no youth lost employment due to this factor. We also experienced some delay in getting the youth employees on the job at the proper time.

Procedures designed by the Mayor's office for handling time sheets and paychecks caused a great deal of difficulty. It would be more beneficial to all involved if a more efficient system could be developed which would free job supervisors and coordinators from tracking down employees. More efficient distribution is definitely needed.

Problems encountered during various aspects of this summer's program should not detract from the overall relative smooth running of the program, nor should it obscure the fact that in a number of situations projects using youth workers were quite successful. This summer's program, in fact, provided youth workers with a greater variety of work experience within the Housing Authority because of the development of placements in departments that did not participate in the program last year. Some of the more successful projects will now be highlighted:

Ping Yuen

Youth recreation workers at Ping Yuen planned and implemented a recreation and arts and crafts program for children on a regular four day a week basis. They participated in a weekly (four hour) training program in which they learned how to make creative crafts from scrap material and how to organize activities for children. Other youth worked with the community gardener and the food program. Youth workers helped plan and chaperone day long outings for Ping Yuen families.

Aleman

A team of youth workers planned and organized a daily recreation and arts and crafts program for children at the community center. They participated in the weekly training program with the Ping Yuen group. These youth also formed a crew to plant trees in the Aleman courtyards. The program was supervised by a volunteer from Community Youth Involvement.

Holly Courts

The youth working at Holly Courts did a diversity of jobs. Some worked in the Recreation Room, supervising informal activities during daytime and evenings. Others worked as a special cleanup crew helping to clean backyards. Several worked with the resident artist in the Art Room; they helped with art classes and did both exterior and interior murals under the supervision of the resident artist. Others worked with the caretaker at nearby Holly Park.

Senior Citizens Social Services

A new placement this summer, SCSS used youth as clerical assistants and experimented with a youth as an assistant to the social worker working directly with seniors. Staff felt positive about the experience and has indicated a desire to develop other opportunities for youth to work with the elderly. We are now working on a proposal to have part time youth work as escorts to seniors on a year-round basis.

Maintenance

While a number of youth were placed in the conventional positions with caretakers and laborers, we were able to place several youth with craftsworkers this summer. The carpenters and electricians were especially

helpful in providing supervision and training for five youth workers. While the crafts were ready to accept as many as fifteen youth on an experimental basis, difficulties of recruitment and selection limited the total placements actually made. Hopefully, this part of the summer work program will be expanded next year.

Attached is a further breakdown of the summer youth work program, 1977.

Summer Recreation Activities:

Family Tenant Services has been instrumental since 1973 in providing recreation programs, events, and activities for public housing residents. Through funds granted by the Mayor's Office, the Youth Bowl Fund, as well as from private donations and contributions from the Housing Authority Employees' Committee, we have been able to provide tenant groups with opportunities to enjoy events and activities during the summer months. Approximately 2,000 residents participated in the 1975 and 1976 day-trips to Santa Cruz, Frontier Village, Blackberry Farm, Searsville, Marine World, the Sacramento State Fair and other places of interest.

PAL and FLAME have contributed to sports tournaments organized by Family Tenant Services. We have also been able to provide community center programs with games, sports equipment, and arts and crafts materials for their daily programs. Free bus passes for participating children enabled groups of youth and children to take numerous excursions throughout the city to Golden Gate Park, museums, Fisherman's Wharf, the zoo, the Exploratorium, etc. Approximately 150 children also took advantage of a week-long camping experience in the Marin Headlands, a program of the Golden Gate National Recreation Area. Serving children in all Bay Area counties, the GGNRA made 25% of their free camperships available to children of Housing Authority residents. Transportation to the camps was provided by the Housing Authority.

During this summer, through the Mayor's Recreation Support Program, we sponsored sixteen field trips to Santa Cruz, Frontier Village, Marine World and Blackberry Farm, for sixteen different developments. A total of 2,098 youth and adult chaperones participated.

8. UNFINISHED BUSINESS:

The Secretary read the following report for the benefit of the Commissioners:

TARGET PROJECTS PROGRAM - STATUS REPORT

September 12, 1977

As a follow-up to the Department of Housing and Urban Development's Target Projects Program Quarterly Review Exit Conference, a meeting was held with a HUD representative and Housing Authority staff, to develop a plan to synchronize the Software and Hardware Components. This plan will greatly reduce the existing problem caused by the lag in the Modernization Program.

September 15, 1977

The Target Projects Program Resident Advisory Council held a meeting at the Hunter's Point II School, 95 Kiska Road, at 2:30 P.M.

September 16, 1977

The Housing Authority staff met with the HUD representative to refine the plan to schedule certain Software events to be compatible with the Modernization Program.

Summary of Hardware Component:

The modernization of the 30 units in Cal 1-17A (West) is 80% completed. All subcontractors are completing their jobs with exception of the ceramic tile trades. The subcontractors awarded the contract to perform the work in this area has been delayed; however, he is expected to be on the job September 19, 1977.

Exterior painting is 50% completed, the interior painting is rescheduled to begin September 19, 1977.

The revised Modernization Application is in HUD's office, awaiting approval. The plan to demolish the three-story buildings is being held in abeyance awaiting review of this plan by HUD's Central office. This proposed plan will reduce the density of the project area, and make the overall area compatible.

The new plan ie. revised plan includes new construction on certain parcels where the existing three-story walk-ups are located.

Rehousing Report:

The following statistics on the number of TPP residents rehoused temporarily and/or permanently are based on data recorded up to September 14, 1977:

Number of persons rehoused to date: 259
Number of persons rehoused temporarily to date: 97
Number of persons rehoused permanently to date: 152
Number of persons remaining to be rehoused: 687

Cal 1-17A (East) - Number of residents remaining: 32
- Number of residents assigned reservation numbers: 8

The following is the percentage breakdown on rehousing areas:

Citywide Public Housing: 90%
Other Low Income Subsidy Programs (Section 8, 235, etc.): 5%
Private Sector: 5%

To date the Target Projects Program rehousing expenditures have amounted to \$100,046.56.

Commissioner Byrnes asked if our rehousing expenditures were in line with our budget, and was informed they were now in line, and slightly under.

The Acting Chairperson asked for the approximate date of completion of the 30 units and Mr. Crowder responded, he hoped by the end of October. There had been delays with some of the subcontractors on the job. In the early stages some of the work had to be rebid as much as three times. The 30 units are about one month behind schedule. We should not experience these delays on the next group to be rehabilitated.

When asked if the Area Office of HUD had received any word from the task force out of Washington, Mr. Epler replied he had expected a report by the end of last week, but they still have not made their decision.

Commissioner Colbert entered the meeting at 10:33 a.m.

The Secretary said he had arranged a meeting for the Deputy Assistant Secretary of Housing Management and the Director of Community Development of the Mayor's office, for Monday night of this week. There has been no word on the results of that meeting as yet.

Commissioner Byrnes asked if waiting for a decision from HUD would slow down the beginning of the next project. Secretary responded that if they adopt the concurrent plan we sent them, we will be off and running. However, if they modify the plan substantially, that will create some additional delays.

There were no further questions, so the Secretary read the following report into the minutes:

STATUS REPORT - YERBA BUENA PLAZA ANNEX ("PINK PALACE")

September 8, 1977

SFHA-CETA Foot Patrols started working independently -- 9 guards are on the payroll with 24-hour coverage.

September 9, 1977

Housing Authority's force account work has started on guard house construction -- Fence Fabrication is progressing.

September 12, 1977

Five CETA-SFHA Policemen were interviewed and were approved by SFHA and CETA. All met the CETA and Police requirements.

September 19, 1977

Full Security Program commences with 9 Foot Patrols and 5 Policemen -- all are uniformed and equipped.

September 20, 1977

Executive Director meets with Chief of Police to discuss training program for CETA Foot Patrol Guards.

Ms. Evelyn Darnes of the TPP Resident Advisory Council brought up the situation of female patrol guards patrolling alone and becoming too frightened to carry out their duties.

For the purpose of general information, it was explained that the procedure is to patrol in pairs. This situation will be investigated.

Before going on to the next item on the Agenda, the Acting Chairperson announced they would like to come up with a date for a meeting on the Nihonmachi issue, but first asked if Counsel Sullivan could give the Commission some understanding by the 27th. He felt this was possible. However, the Secretary mentioned there were union negotiations scheduled for the 27th which would last all day. The Acting Chairperson assured CANE they would try to come up with a meeting date by the end of this meeting.

9. UNFINISHED BUSINESS:

Although Mrs. Maggini was unable to attend this meeting due to illness, the Secretary read the following resolution on the occasion of her retirement:

RESOLUTION NO. 2105
* * * * *

RESOLUTION COMMENDING JOAN M. MAGGINI
ON THE OCCASION OF HER RETIREMENT AS
ASSISTANT CHIEF OF RENTALS OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF
SAN FRANCISCO
* * * * *

RESOLUTION NO.
* * * * *

RESOLUTION COMMENDING JOAN M. MAGGINI
ON THE OCCASION OF HER RETIREMENT AS
ASSISTANT CHIEF OF RENTALS OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF
SAN FRANCISCO
* * * * *

WHEREAS, Joan M. Maggini, on September 7, 1977, retired as Assistant Chief of Rentals of the Housing Authority after having served with this Authority's Rentals Department for twenty-four years and six days; and

WHEREAS, Mrs. Maggini was initially employed on September 4, 1953, and over the years has worked in every position classification in the Rentals Department including, on several occasions, that of Acting Chief of Rentals; and

WHEREAS, her experience and detailed knowledge of regulations, policies and practices provided her with a problem-solving capability that daily redounded to the betterment of the entire Authority; and

WHEREAS, during her entire career in public housing Mrs. Maggini has carried out this Authority's public mandate with diligence while remaining dedicated to public service; and

WHEREAS, on numerous occasions Mrs. Maggini was called upon to perform services above and beyond the demands of her position;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF
THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF
SAN FRANCISCO:

That this Commission extend to Joan M. Maggini its appreciation for long and faithful service and its best wishes for a happy retirement.

Commissioner Ubalde, with a hearty second from Commissioner Byrnes, moved this resolution be adopted. It was unanimously passed.

The resolution will be personally delivered to Mrs. Maggini by the Secretary.

Commissioner Ubalde made the following report on behalf of the Finance Committee:

OPERATING BUDGETS AND REVISIONS RELATING TO CONVENTIONAL
LOW RENT PROJECTS AND LEASED HOUSING PROGRAMS

The San Francisco Housing Authority operating budgets, relating to the conventional low rent projects, the Section 23 leasing program, and the Section 8 leasing program, for fiscal year starting October 1, 1977 and ending September 30, 1978 along with operating budget revisions for the conventional low rent projects and Section 23 leasing program for the fiscal year ending September 30, 1977, have been prepared by staff and reviewed in detail by the Finance Committee of the Board of Commissioners. Finance meetings to review the budgets and the revisions, were held on September 13th, 15th and the 20th. The Finance Committee was represented by Acting Chairperson Cleo Wallace and myself as Chairman of the Committee. Staff was represented by Executive Director, Walter L. Scott, II; Controller, Ken C. Cavanaugh; Chief of Finance, Tom Moss; and Budget Analyst, George Yee.

Both the operating budgets and budget revisions were reviewed in detail line by line and all aspects of operations of the conventional low rent projects and both leasing programs, were discussed and considered fully in the three Finance Committee meetings.

One of the main concerns of the Finance Committee as a result of the review of the budgets and the revisions, is the very obvious shortage of operating expense funds for the conventional low rent projects as a result of the arbitrary and inadequate system of allocating operating subsidies by the Department of HUD by means of their so-called Performance Funding System (PFS). The proposed operating budget for the conventional low rent projects for next fiscal year starting October 1, 1977 does not nearly provide adequate funding to provide a proper level of services to our residents, particularly in the maintenance area. The proposed operating budget for the conventional projects will only permit operations to continue at the same level of staffing and provision of maintenance services as is currently provided.

A particular concern of the Finance Committee is the continuing reduction in level of operating reserves. Based on the proposed operating budget for the conventional low rent projects, the operating reserve level will be reduced at the end of the fiscal year in September of 1978 to only 20% of the maximum allowable by the Department of HUD and less than 50% of the reserve level considered as a safe minimum.

In the detailed budget review the Finance Committee has raised specific questions relating to the following:

1. Methods of determining salary comparability in relation to the City and County of San Francisco.
2. Policies of the Housing Authority in giving recognition to length of service with the Authority in determining salary levels.
3. Policies of the Authority relating to salary determinations at start of employment or at times of job changes or promotions.
4. Whether budget allowances for travel and auditing were sufficient.
5. Whether allowances for tenant services were budgeted at the maximum amount feasible and still allow for some reserves.

6. Whether allowances for insurance were sufficient to meet the rapid increase in rates.

The Finance Committee received answers to all the questions presented and the Committee recommends approval by the full Board of Commissioners of the conventional low rent projects budget for the fiscal year starting October 1, 1977.

With respect to both the Section 23 and Section 8 leasing programs, the budgets proposed for fiscal year starting October 1, 1977, will allow for reasonable operating expenses at a level considered adequate to provide needed operating services. The proposed Section 23 budget is based on a phased conversion by the close of the year into the new Section 8 program. The phasing out of Section 23 and conversion to Section 8, will result in an added administrative burden and the increased cost to cover such conversion is reflected properly in the budget. The Finance Committee is not so concerned in the proposed reduction of operating reserve for the Section 23 program, since it is phasing out and reserves not utilized by the end of the year would revert to the Department of HUD.

The Section 8 budget proposed represents the proposed administrative expenditures and Housing Assistance Payments to Owners for the current Section 8 leasing program consisting of 500 dwelling units now in operation.

The Finance Committee recommends full Commission approval of the proposed Section 23 and Section 8 leasing budgets.

The proposed budget revisions for both the conventional low rent projects and the Section 23 leasing program, are needed to reflect the proper pro-ration of administrative expenses between the conventional low rent projects and the Section 23 program. As questioned by the Finance Committee and reported by staff, the budgets were first prepared last year prior to the time that the leasing programs started to expand and require substantially more time and effort by the various offices and departments that are involved in support of the leasing program. After years of only concerning operations of the Section 23 leasing program which had become more routine in need for support from other departments, the Authority became much more involved in the new Section 8 program and plans for conversion of Section 23 to Section 8. Since the leasing programs are better able to operate with HUD financing resources than the conventional projects, the proposed revisions will reduce the operating expenses for the conventional projects and increase the expenses in the leasing programs. The reduced costs to the low rent projects can result in increases in the levels of maintenance services and to the operating reserve level.

The Finance Committee recommends approval of revisions to both the conventional low rent projects and the Section 23 leasing program.

In response to discussion, the Controller explained that conventional projects have to operate under an arbitrary performance funding system. The leasing programs do not operate under this performance funding system. They have a more realistic line item approved resource for funding. Therefore, it is much better to have an accurate charge to the leasing programs than to charge it to the program which has the performance funding system. Because of the increased activity since the budget was first approved, it is much better to put the realistic cost on the program that can best afford it and reduce the cost of conventional projects which will release money for maintenance or increase the reserve, which is presently too low.

An example of improper pro-ration can be found in the pro-ration of the Executive Director's salary which a year ago, in routine administration of Section 23, was charged only 5% to the leasing programs and 95% of his time to the conventional projects. All of a sudden he was involved in new allocations from HUD and setting up new contracts and discussing new leasing programs with staff and his time and that of other departments was suddenly being spent more and more on leasing. Only 5% of the total charge was not enough. We established a pro-ration on the leased units we were administering in relation to the conventional program.

Commissioner Byrnes asked if the proposed changes were merely accounting procedures, and was assured that this was the case.

Commissioner Ubalde said, with that in mind, and since there are no further questions, there are five resolutions to be acted upon:

At this point, Ms. Hammond asked if HUD had approved the conversion from Section 23 to Section 8.

The Secretary answered that we have no choice, nor has HUD, because our annual contributions contract runs out December 31, 1977. The last word received is that the funds available for the conversion are now in our area office and Mr. Epler can let us know if there is any further word on funds for converting.

Mr. Epler said they were in the process of referring an application for conversion for San Francisco. Unfortunately, the funds provided are not sufficient to fund the entire conversion of all the units, therefore we are working on a few units with this allocation, hoping that in the next quarter we will be given additional funds in which to complete the conversion.

Commissioner Ubalde again asked that the five resolutions be acted upon. He stated the committee recommends passage of all five:

RESOLUTION NO. 2106
* * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR
THE PERIOD 10-1-77 TO 9-30-78 COVERING LOW
RENT PROJECTS UNDER CONTRACT SF-255
* * * * *

RESOLUTION NO. 2106

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10/1/77 TO
9/30/78 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit A the budget
in summary form for low rent project operations under Contract SF-255
covering the fiscal operating period 10/1/77 to 9/30/78 and

WHEREAS, this Commission has reviewed the aforesaid budget and
determines that the proposed expenditures are necessary in the efficient
and economical operation of the Housing Authority for the purpose of
serving low income families and that the financial plan is reasonable in
that it indicates a source of funding adequate to cover all proposed
expenditures and that it does not provide for federal funding in excess
of that payable under provision of HUD Notice HM 75-20 (LHA) dated 4/29/75.
That all proposed rental charges and expenditures will be consistent with
provisions of law and the Annual Contributions Contract.

WHEREAS, pursuant to the rent schedule approved by HUD, the
San Francisco Housing Authority certified that it is in compliance with
the provisions of Section 860.407 of Part 860, Subpart D of the Interim
Report published September 26, 1975, in that the aggregate annual gross
rent of families residing in the dwelling units for the fiscal year
beginning 10/1/77, will not be less than the amount equal to one-fifth of
the sum of the "Family income," as defined in 24 CFR 860.403(f), of all such
families, as evidenced by the following estimates for the fiscal year:

- | | |
|--|---------------|
| 1. Aggregate Annual "Family income" | \$ 25,852,910 |
| 2. Total Annual Gross Rent | 6,333,763 |
| 3. Annual Rent-Income Ratio
(Line 2 ÷ Line 1 x 100) | 24.5% |

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached herewith, is hereby approved
for submission to the HUD Area Office, and be it further resolved:

That the Commission urgently requests the HUD Area Office to exert
every possible effort to obtain and approve sufficient operating subsidies
to support this budget; and

That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

Commissioner Byrnes moved for passage of this resolution. Commissioner Ergina seconded, with unanimous approval.

RESOLUTION NO. 2107
* * * * *

RESOLUTION APPROVING REVISED BUDGET FOR THE
PERIOD 10-1-76 TO 9-30-77 COVERING LOW RENT
PROJECTS UNDER CONTRACT SF-255
* * * * *

RESOLUTION NO. 2107

RESOLUTION APPROVING REVISED BUDGET FOR THE PERIOD 10/1/76
TO 9/30/77 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

WHEREAS, there is attached hereto and marked Exhibit A the
revised budget in summary form for low rent project operations under
Contract SF-255 covering the fiscal operating period 10/1/76 to 9/30/77;
and

WHEREAS, this Commission has reviewed the aforesaid budget and
determines that the proposed expenditures are necessary in the efficient
and economical operation of the Housing Authority for the purpose of
serving low income families and that the financial plan is reasonable in that
it indicates a source of funding adequate to cover all proposed expenditures
and that it does not provide for federal funding in excess of that payable
under provision of HUD Notice HM 75-20 (LHA) dated 4/29/75. That all
proposed rental charges and expenditures will be consistent with provisions
of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit A, attached herewith, is
hereby approved for submission to the HUD Area Office, and be it further
resolved:

That this revised budget supersedes all prior budgets for Contract
SF-255 for the operating period 10/1/76 through 9/30/77.

Commissioner Byrnes made a motion this resolution be accepted. Commissioner Ergina seconded. There was unanimous approval.

RESOLUTION NO. 2108
* * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE
PERIOD 10-1-77 to 9-30-78 COVERING LEASED HOUSING
UNITS UNDER CONTRACT SF-268
* * * * *

RESOLUTION NO. 2108

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10/1/77
TO 9/30/78 COVERING LEASED HOUSING UNITS UNDER CONTRACT
NO. SF-268

WHEREAS, there is attached hereto and marked Exhibit A the
budget in summary form for low rent project operations under Contract
SF-268 covering the fiscal operating period 10/1/77 to 9/30/78 and

WHEREAS, this Commission has reviewed the aforesaid budget and
determines that the proposed expenditures are necessary in the efficient
and economical operation of the Housing Authority for the purpose of
serving low income families and that the financial plan is reasonable in
that it indicates a source of funding adequate to cover all proposed
expenditures and that it does not provide for federal funding in excess
of that payable under provision of HUD Notice HM 75-20 (LHA) dated 4/29/75.
That all proposed rental charges and expenditures will be consistent
with provisions of law and the Annual Contributions Contract.

WHEREAS, pursuant to the rent schedule approved by HUD, the
San Francisco Housing Authority certified that it is in compliance with
the provisions of Section 860.407 of Part 860, Subpart D of the Interim
Report published September 26, 1975, in that the aggregate annual gross
rent of families residing in the dwelling units for the fiscal year be-
ginning 10/1/77, will not be less than the amount equal to one-fifth of
the sum of the "Family income," as defined in 24 CFR 860.403(f), of all
such families, as evidenced by the following estimates for the fiscal
year:

- | | |
|--|--------------|
| 1. Aggregate Annual "Family income" | \$ 2,814,330 |
| 2. Total Annual Gross Rent | 689,787 |
| 3. Annual Rent-Income Ratio
(Line 2 ÷ Line 1 x 100) | 24.5% |

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget market Exhibit A, attached herewith, is hereby
approved for submission to the HUD Area Office, and be it further
resolved:

That the Commission urgently requests the HUD Area Office to exert every possible effort to obtain and approve sufficient operating subsidies to support this budget; and

That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

Commissioner Byrnes moved for adoption with a second from Commissioner Ergina. Unanimously passed.

RESOLUTION NO. 2109

* * * * *

RESOLUTION APPROVING REVISED BUDGET FOR THE
PERIOD 10-1-76 TO 9-30-77 COVERING LEASED
HOUSING UNITS UNDER CONTRACT SF-268

* * * * *

RESOLUTION NO. 2109

RESOLUTION APPROVING REVISED BUDGET FOR THE PERIOD 10/1/76
TO 9/30/77 COVERING LEASED HOUSING UNITS UNDER CONTRACT
SF-268

WHEREAS, there is attached hereto and marked Exhibit A the revised budget in summary form for low rent project operations under Contract SF-268 covering the fiscal operating period 10/1/76 to 9/30/77; and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for federal funding in excess of that payable under provision of HUD Notice HM 75-20 (LHA) dated 4/29/75. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit A, attached herewith, is hereby approved for submission to the HUD Area Office, and be it further resolved:

That this revised budget supersedes all prior budgets for Contract SF-268 for the operating period 10/1/76 through 9/30/77.

Commissioner Ergina moved for acceptance with a second from Commissioner Byrnes. Unanimously approved.

RESOLUTION NO. 2110
* * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR
THE PERIOD 10-1-77 TO 9-30-78 COVERING
SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT
SF-618
* * * * *

RESOLUTION NO. 2110

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD 10/1/77
TO 9/30/78 COVERING SECTION 8 LEASED HOUSING UNITS UNDER
CONTRACT NO. SF-618

WHEREAS, there is attached hereto and marked Exhibit A the
budget in summary form for low rent project operations under Contract
SF-618 covering the fiscal operating period 10/1/77 to 9/30/78 and

WHEREAS, this Commission has reviewed the aforesaid budget and
determines that the proposed expenditures are necessary in the efficient
and economical operation of the Housing Authority for the purpose of
serving low income families and that the financial plan is reasonable in
that it indicates a source of funding adequate to cover all proposed
expenditures and that it does not provide for federal funding in excess
of that payable under provision of HUD Notice HM 75-20 (LHA) dated
4/29/75. That all proposed rental charges and expenditures will be con-
sistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING
AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit A, attached herewith, is hereby
approved for submission to the HUD Area Office, and be it further
resolved:

That the Commission urgently requests the HUD Area Office to exert
every possible effort to obtain and approve sufficient operating sub-
sidies to support this budget; and

That all proposed rental charges and expenditures will be con-
sistent with provisions of law and the Annual Contributions Contract.

Motion to accept was made by Commissioner Ergina with seconding by Commissioner Colbert. Unanimously approved.

The Secretary brought up the subject of the resolutions which were tabled at the Called Meeting of September 12th, the first of which was the Resolution establishing policies which, together with the Annual Contributions Contract and California Housing Law, shall govern the administration of the Authority's low-income housing projects and Section 23, Leased Housing, as it relates to tenant selection and occupancy.

Commissioner Byrnes made a motion to take this resolution off the table. Commissioner Ubalde seconded with unanimous approval.

The Secretary brought up the second tabled resolution setting forth rent ranges to be used in determining admission to public housing developments.

Commissioner Ubalde moved to take the resolution off the table. Commissioner Byrnes seconded with unanimous approval.

The Secretary announced, before the Commission could take action on these resolutions, he had just learned from Mr. Epler (two minutes prior) that referring back to the phone call from Congressman Burton's office, there were some conditions relating thereto. Before the Commission took action on these resolutions he felt Mr. Epler should advise what these conditions are.

Mr. Epler said the condition that should concern the Commission most, at this time is the one that relates to financial feasibility. HUD has pro the application on a preliminary basis and he felt it was a gamble. They were taking a long look at the income and expenses we had projected. They projected the income even higher than was anticipated considering the full range of possibilities that we could produce from current rents. In other words, taking the 90% provisions plus considering net income. In doing so they found the project was marginal. He emphasized "marginal". At 90%. Even taking into consideration this is a new project, income would be somewhat reduced and they see, in some of our budgets, by a pro ration process, we freed up some money which could go toward the expenses of the conventional program, but he was still very leery that we would still be in a position where this project would ultimately be approvable. He went on to the second facet of this. Even if it were determined possible through an additional source of income, by going to the City and asking for assistance, that this was a feasible project, when we finally came down to the development stage of the program, it would still be a burden on the housing authority's overall conventional budget. They had recent a rather lengthy and extensive review of the maintenance provisions of our program -- our conventional units, and they are basically concerned that amount of money and staff necessary being applied to the conventional program do not allow us to do any preventive maintenance and, in fact, routine maintenance is not being done on a scheduled basis. That being the case the units we now have are not really being maintained in the manner they should be. We should, therefore, do anything we can to increase our resources, as PFS is not a good system as it is now constituted, but it is what we have to use. And until it is adjusted, we will continue to have difficulties. Another point he made was that we are attempting to turn around Hunters Point. HUD has put a great deal of money -- \$16 or \$17 million -- in budget money. One of the ways that they have seen, through our consultants and from our staff, to turn the program around is to get a better mix of families in the area. He said the only way we can attract families out there -- working poor -- would be if the units are really desirable, and we maintain a good program. They can see the pinch that is occurring in this authority. He urged consideration of his comments in light of the overall program.

Commissioner Byrnes then asked Mr. Epler if he meant that if we passed this resolution our application might be in danger.

Mr. Epler said he had not read the new resolution, but remembered this question from the previous meeting. At that time he had said it would be better to increase our income beyond the 85%. But they have gone past that point. They have made the determination. The way they could make this operate would be to increase our income beyond 85%, perhaps by getting additional funds from the City of San Francisco.

Commissioner Ubalde asked if they had made the final determination.

Mr. Epler said they have set aside the funds for this project. The next step is for us to submit a full program to show full details of how we will make the program feasible. They still need additional information.

Commissioner Ubalde asked further, if the Board of Commissioners adopted this resolution, as presented to HUD and HUD determined it was not feasible would this Authority have the opportunity to resubmit a revised proposal

Mr. Epler asked, in return, if we would then demonstrate that there would be additional income coming into the project, and the Commissioner replied in the affirmative.

Mr. Epler then said once we had established this policy, we would be admitting people at that particular level and we would have lost some potentiality of gaining additional income. Further, he was not sure what problems that would create in the management of our programs. This is a very basic and major change we are making now and he assumed the Housing Authority would set up our procedures and set up eligibility accordingly.

The Commissioner pointed out that, at this point, we are not capable of establishing the right combination.

Commissioner Ergina's comment was that apparently 85% would not be acceptable and we would have to come up with some other figures.

The Secretary said staff's recommendation was quite clear and there had been a lengthy discussion with the HUD staff. Our recommendation was 90% and net family income. We were aware that, based on what happened in the Western Addition, these large family units did not stand the test of financial feasibility. He repeated 85% would not stand the test of financial feasibility. The Commission recessed and arrived at what was felt to be a good compromise. Staff's opinion has not changed. We had 167 units pending before HUD and we knew that even with the 90% it was going to be difficult to withstand the test of financial feasibility

Ms. Hammond felt, from Mr. Epler's remarks, it seemed the question was maintenance. We are not getting proper maintenance now and she did not see that 90% would make that great a difference -- that magically there would be full service.

The Secretary repeated that in both reports given to the Commission, it was stated specifically this was only a beginning tool to try to raise income. Going back to Commissioner Ubalde's question, if we passed the 85% resolution and sent it to HUD, they could take, possibly, a week to either approve or reject. If rejected, we could then pass on the 90% resolution. In all, we could be talking about three weeks to get this passed. In response to a question, the Secretary said, in his opinion Congressman Burton did not know, when he called that morning, of the test of financial feasibility in relation to these units.

Mr. Epler was asked about the time frame in dealing with these two matters and said they are now at the end of their fiscal year and they have many funding decisions to make. There was no way they could make a careful analysis in the next two weeks. Following that, they could probably do something. The purpose of the decision to set aside funds was so we would have something to work with in the future. They made this allocation at this time even though they weren't fully satisfied with all the application requirements.

Additional discussion ensued, much of which was repeated from the two previous meetings.

In order to terminate deliberations, and to facilitate a response from HUD, the Secretary recommended adoption of the resolution as agreed upon on September 12th, which was the resolution based upon 85% with gross family income used rather than net.

Mr. Townsend, Executive Director of WAPAC, Committee for Redevelopment Process, spoke saying he felt the 85% was rather high, and discussion regarding 90% was not acceptable to them. The really poor people would not be able to get into public housing.

After further discussion, Commissioner Ubalde reminded the Commission he had made a motion at the last meeting.

Acting Chairperson Wallace acceded that the motion had been made and seconded, but it was tabled because there had not been a voting quorum present. The motion was still valid, and included both resolutions.

Commissioner Anderson said he would like to amend the motion to read "and that the recommendation of the Commission and the Executive Director be referred to appropriate congressional and state representatives to elicit their support."

Commissioner Ubalde said he would be happy to accept the amendment.

Commissioner Ubalde moved the resolutions as amended be adopted. Seconded by Commissioner Byrnes and unanimously approved.

The Secretary said, for the record the following resolutions as amended on motions duly made, seconded and carried, are passed:

RESOLUTION NO. 2111
* * * * *

RESOLUTION ESTABLISHING POLICIES WHICH, TOGETHER
WITH THE ANNUAL CONTRIBUTIONS CONTRACT AND
CALIFORNIA HOUSING LAW, SHALL GOVERN THE ADMINISTRATION
OF THIS AUTHORITY'S LOW-INCOME HOUSING PROJECTS AND
SECTION 23, LEASED HOUSING, AS IT RELATES TO TENANT
SELECTION AND OCCUPANCY
* * * * *

RESOLUTION NO. _____

RESOLUTION ESTABLISHING POLICIES WHICH TOGETHER WITH THE ANNUAL CONTRIBUTIONS CONTRACT AND CALIFORNIA HOUSING LAW, SHALL GOVERN THE ADMINISTRATION OF THIS AUTHORITY'S LOW-INCOME HOUSING PROJECTS AND SECTION 23, LEASED HOUSING, AS IT RELATES TO TENANT SELECTION AND CONTINUED OCCUPANCY.

BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the provisions of this Resolution, as mandated by the Housing and Community Development Act of 1974, together with the provisions of the Annual Contributions Contract, as amended, or as may hereafter be amended and the California Housing Authority's Law shall govern the administration of this Authority's Low-Income Housing Projects and Section 23, Leased Housing, as it relates to tenant selection and continued occupancy.

I. ELIGIBILITY FOR ADMISSION

A. Applicants are eligible for admission to Low-Income Housing or Section 23, Leased Housing; as families of low-income who cannot afford to pay enough to cause private enterprise in this City and County to build an adequate supply of decent, safe, and sanitary dwellings for their use and:

1. Who qualify as a family as follows:

- a. Two or more persons sharing residency whose income and resources are available to meet the family's needs and who are either related by blood, marriage, or operation of law, or who have evidenced a stable family relationship or the intent to form a stable family relationship.
- b. Two or more unrelated elderly persons known to have lived together regularly or intending to do so and whose mutual resources are available in meeting the living expenses of the group.
- c. A single person age 62 or over, or if under age 62, totally disabled or handicapped, or
- d. A displaced single persons, displaced by public action, 18 years or older.
- e. The following may be included in a family:
 - (1) Persons temporarily absent who will later live regularly as part of the family.
 - (2) A nurse or homemaker to care for children or an incapacitated family member.

f. For the purposes of this resolution, an elderly family is a single person age 62 or over or if under 62, totally disabled or handicapped or; two or more persons with either the family head or spouse age 62 or over, or if under age 62, totally disabled or handicapped, and may include one or more such persons living with another person who is determined to be essential to his or her care and well being.

(Elderly
Family)

2. Whose annual family income does not exceed the following limits:

a. ADMISSION INCOME LIMITS

(Income Limits)

<u>Family Size</u> <u>No. of Persons</u>	<u>Very Low</u> <u>Income</u> (Total Family Income)	<u>Lower Income</u> <u>Annual Income</u> (Total Family Income)
1	\$ 5900	\$ 8100
2	6800	9250
3	7600	10400
4	8500	11550
5	9200	12300
6	9900	13000
7	10600	13700
8 or more	11200	14450

The Authority shall neither evict nor refuse to renew a lease of a tenant family because the family's income exceeds these limits unless it has located decent, safe and sanitary housing of a suitable size for the family which it may rent for no more than 25% of its income.

- b. Total Family Income means income from all sources of (1) the head of the household and spouse or person assuming the role of spouse, and (2) each additional member of the family residing in the household who is at least eighteen years of age, anticipated to be received during the twelve months following admission or reexamination of family income, exclusive of the income of full time students (other than head or spouse) and income which is temporary, non-recurring or sporadic as defined below. Arbitrary assumptions or imputation of income shall be avoided. Total family income shall include that portion of the income of the head of the household or spouse temporarily absent which, in the determination of the Authority is (or should be) available to meet the family's needs. (Definition Total Family Income)
- c. Total Family Income includes, but is not limited to, the following:
- (1) The full amount, before any payroll deduction of wages and salaries, including compensation for overtime and other compensation for personal services (such as commission, fees, tips, and bonuses).
 - (2) Net Income from operation of a business or profession. (Expenditures for business expansion or amortization of capital shall not be deducted to determine net income from a business.)
 - (3) Interest, dividends, and net income of any kind from rent or personal property.
 - (4) The full amount received from annuities, periodic payments from insurance policies, retirement income, pensions,

periodic benefits for disability or death, and other similar types of periodic receipts.

- (5) Payments in lieu of earnings, such as unemployment and disability compensation, social security benefits, workmen's compensation and dismissal wages.
 - (6) Welfare assistance payments and S.S.I.
 - (7) Periodic and determinable allowances, such as alimony and regular contributions, including amounts received from any persons not residing in the dwelling.
 - (8) All regular pay, special payments and allowances (such as longevity, overseas duty, rental allowances, allowance for dependents, etc.), received by a member of the armed forces.
 - (9) Payments to the head of the household for support of a minor, or payments nominally to a minor for his or her support but controlled for his or her benefit by the head of the household or a resident family member other than the head, who is responsible for his or her support.
 - (10) For determining eligibility but not rent, all amounts paid by the United States government for disability or death in connection with military service.
- d. Total Family Income does not include temporary non-recurring, sporadic income which includes the following: (Exclusion from total family income)
- (1) Casual, sporadic and irregular gifts, and amounts which are specifically received for, or are a reimbursement of, the cost of illness or medical care.
 - (2) Lump-sum additions to family assets, such as, but not necessarily limited to, inheritances, insurance payments, including payments under health and accident insurance and workmen's compensation, capital gains and settlements for personal or property losses (if such sums are substantial, the family may be ineligible in accordance with net assets for eligibility.)
 - (3) Amounts of educational scholarships paid directly to the student or to the educational institution and amounts paid by the United States government to a veteran for use in meeting the cost of tuition, fees and books, to the extent that such amounts are so used. (Any of such amounts not so used and any amounts available for subsistence are to be included in total family income.) This exclusion is applicable to all part-time students and to a

full-time student who is a family head or spouse. Income from student loans, regardless of what such income is used for, is excluded in the computation of Total Family Income.

- (4) Relocation payments made pursuant to Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 or state or local government relocation programs.
- (5) The value of the coupon allotments for the purchase of food in excess of the amount actually charged an eligible household pursuant to the Food Stamp Act of 1964.
- (6) Payments received by participants or volunteers in programs pursuant to the Domestic Volunteer Service of 1973.
- (7) Payments received by participants in other publicly assisted programs as reimbursement for out-of-pocket expenses incurred (special equipment, clothing, transportation, reimbursement for child care, etc.) which are made solely to allow participation in a specific program and cannot be used for other purposes.

- 3. Whose net family assets, defined as the value of, or the equity in, if not fully owned, of real property, savings, stocks and other forms of capital investments, are within the limits set forth below, provided that the value of personal property such as furniture and automobiles is to be disregarded in determining net assets:
 - (Net Assets Defined)
 - a. For an elderly family, net assets valued at more than two times its applicable income limit. (Net Assets Elderly)
 - b. For a non-elderly family, net assets valued at more than one and one half of its applicable income limit. (Net Assets Non-elderly)
- 4. Who are in need of housing because they are:
 - a. Actually without housing through no fault of their own, or
 - b. About to be without housing through no fault of their own (including those under a notice of displacement.)
 - c. Living under conditions determined to be unsafe, unsanitary or overcrowded.
 - d. Paying a disproportionate amount of income for rent, i.e., a gross rent which is higher per month than required by this Authority's schedule of rents.

Provided - the requirements set forth above shall not be applicable to an elderly family and provided further that in light of the difficulties encountered by families with children in securing decent, safe, and sanitary housing with affordable rents on the private market, consideration will be given to such families.

5. And who meet the tenant eligibility criteria set forth below:

- a. In order to insure that within a reasonable time the projects operated by the Authority will include families who will insure a tenant populace which keeps units free from destruction, does not disturb other tenants, and pays rent as it is due and in order to assure that the project will avoid concentrations of low-income and deprived families with social problems in any one project or projects: (Tenant Selection Criteria)
- (1) No applicant shall be admitted into public housing if the present or previous landlords of the family indicate that the family engaged in serious and repeated destruction of property or serious and repeated interference with the rights of others on the property; created physical hazards or maintained unhealthy and unsanitary conditions; or use the premises illegally provided that such conduct shall not preclude admission into public housing if: (Past conduct)
- (a) the member or members of the family who engaged in such conduct no longer reside with the family;
- (b) the date, nature, and extent of the conduct is such that the family may not presently pose a serious threat to the safety and well being of others or the maintenance of the projects;
- (c) the family documents efforts at rehabilitation and/or indicates its willingness to participate in appropriate social services or counseling programs; or
- (d) the applicant family presents evidence that would indicate a reasonable probability that their future conduct would be favorable. Such evidence may include but is not limited to character references, or certificates of rehabilitation.
- (2) No applicant family shall be admitted into public housing if a member or members of the family has a past history of criminal convictions involving crimes of violence to persons, destruction or theft of property, or sales of narcotics provided that no family shall be excluded based on a criminal history if: (Criminal History)

- (a) the member or members of the family who engaged in such conduct no longer reside with the family;
 - (b) the date, nature, and extent of the conduct is such that the family may not presently pose a serious threat to the safety and well being of others or the maintenance of the projects;
 - (c) the family documents efforts at rehabilitation and/or indicates its willingness to participate in appropriate social service or counseling programs; or
 - (d) the applicant family presents evidence that would indicate a reasonable probability that their future conduct would be favorable. Such evidence may include but is not limited to character references, certificates of rehabilitation.
- (3) No applicant family shall be admitted into public housing if its past performance in meeting financial obligations, particularly rent, as determined by credit checks and reports from present and previous landlords, indicates that the family will be unlikely to pay future obligations incurred provided that such past performance shall not preclude admission into public housing: (Financial Responsibility)
- (a) If the past poor performance is more than 3 years prior to application except for debts to the San Francisco Housing Authority or of such a trivial nature as to be irrelevant;
 - (b) If the applicant family has consistently fulfilled its obligations to pay rent and other debts incurred in leased housing;
 - (c) If the applicant family presents evidence that past unpaid debts were improperly assessed to it;
 - (d) If the family documents efforts to increase family income particularly through job training and/or indicates its willingness to participate in such efforts; or
 - (e) If the family presents evidence that its present financial position is such that it is not likely to incur further financial obligations which it will be unable to pay.

No family shall be denied admission because of the absence of a credit rating or because of debts for rent incurred when welfare was allegedly making the rent payments directly.

- b. In order to determine if applicant meets the tenant selection criteria set forth above: 1) previous and present landlords will be questioned; 2) records of this Housing Authority and other Authorities will be examined; 3) records of the Municipal Court of San Francisco will be checked for evictions and/or judgments for delinquent rent; and 4) court records of criminal convictions will be checked. (Eligibility Determination)

(1) Information considered will be related to individual attributes and behavior of the applicant. No otherwise eligible applicant will be excluded because of his membership in a particular group or category.

(2) No family shall be deemed ineligible for public housing because of the application of other criteria than those set forth above.

B. Verification and Documentation of Application Data

1. To assure that the data, upon which determinations of eligibility, preference status, rent to be paid and size of dwelling required are to be based, are full, true and complete, the information submitted by each applicant is to be verified.
2. Complete and accurate verification records consisting of, but not routinely limited to, the following are to be maintained:
 - a. Letters or other statements from Payroll Department of employers and/or other pertinent sources giving authoritative information concerning all amounts of income;
 - b. Photostatic or carbon copies of documents in the applicant's possession which substantiate his statements, or a brief summary of the pertinent contents of such documents signed and dated by the staff member who viewed them;
 - c. Certified statements of profit and loss, copy of income tax return, or summary data from books of account, from self-employed persons, and from persons whose earnings are irregular, such as salesmen, taxi drivers, etc., setting forth gross receipts, itemized expenses and net income;
 - d. Memoranda of verification data obtained by personal interview, telephone, or other means, with source, date reviewed, and the person receiving the information clearly indicated;

- e. Proof that an applicant is, if claimed:
 - (1) Actually without housing or about to be without housing;
 - (2) Paying a disproportionate amount of income for rent; or
 - (3) To be displaced or has been displaced.
- f. A record of the physical inspection of the applicant's housing accommodations or other documentary evidence that the dwelling is substandard, and that the applicant is actually living in such dwelling, if residence in substandard housing is a condition of eligibility for admission.
- g. Documentation of the information relevant to the tenant selection criteria which includes:
 - (1) Letters and reports of interviews or telephone conversations with reliable sources such as current and previous landlords, employers, court records, and drug treatment centers. These reports shall include the date, source of information, name and title of person contacted and a resume of the information received.
 - (2) Letters and reports of interviews or telephone conversations with reliable sources provided by the tenant to establish a probability of favorable future conduct or financial prospects such as,
 - (a) Evidence of rehabilitation
 - (b) Evidence of willingness to participate in appropriate counseling service programs and the availability thereof; and
 - (c) Evidence of willingness to attempt to increase family income and availability of training or employment programs in the locality.

3. Summary of Verification Data

Verification data are to be reviewed and evaluated as received for completeness, accuracy, and conclusiveness. Where the information received is not completely adequate in all respects, follow-ups or new efforts to obtain such information are to be made and carried through to conclusion. If during the verification process it becomes evident that for one or more reasons an applicant is ineligible, the investigation is to be discontinued and the applicant notified of his ineligibility and the reasons therefore. A summary sheet of eligibility criteria will be maintained on every applicant.

4. Reestablishment of Verification

If verification data contained in applicant's folder regarding income, tenant selection criteria, and eligibility for admission is over three month's old at time of placement, all such data will be reverified prior to placement.

C. Eligibility Notification and Right to Grievance Hearing

1. As provided in Section IV B, eligibility determination will not be made until proximity of placement is likely. However, applicants clearly ineligible on the basis of application data, shall be notified immediately of this fact. The notice shall be in the form provided below. The applicant shall have a right to a grievance hearing. All other applicants will be considered to be conditionally eligible for housing, but will be told that a final eligibility determination will not be made until proximity of placement is likely.
2. If an applicant is determined to be ineligible for public housing, the applicant shall be promptly notified by the Authority of this fact.
3. Notice to applicants deemed ineligible at the time of application or at the time of the final eligibility determination specify the reason or reasons for the determination and shall inform the applicant of his or her right to a grievance hearing pursuant to the procedures established by the Authority for tenants.
 - a. The applicant may request a grievance hearing at the admission's office in accordance with the Authority grievance procedure.
 - b. A decision of the grievance panel shall be binding on the Authority unless overruled by the Board of Commissioners pursuant to the Authority grievance procedure.

II. DEDUCTIONS AND EXEMPTIONS TO BE USED IN COMPUTATIONS OF RENT

A. DEDUCTIONS

1. A deduction of amounts paid by the family for the (Deductions) care of children or sick or incapacitated family members when determined to be necessary to employment of the head or spouse, except that the amount deducted shall not equal or exceed the amount of income received by the family member thus released.
2. A deduction of 5% of Total Family Income, except that the deduction shall be 10% in the case of an elderly family.
3. A deduction for extraordinary medical expenses, defined for this purpose to mean medical expenses in excess of 3% of total family income where not compensated for or covered by insurance.

4. A deduction for amounts for unusual occupational expenses not compensated for by the employer, such as special tools and equipment, but only to the extent to which such expenses exceed normal and usual expenses incidental to the type of employment engaged in by the employee.
5. An amount equal to the sums received by the head of the household or his or her spouse from, or under the direction of, any public or private nonprofit child-placing agency for the care and maintenance of one or more persons who are under eighteen years of age and were placed in the household by such agency.

B. EXEMPTIONS

1. An exemption of the first \$300 of the income of a secondary wage-earner who is the spouse of the head of the household. (Exemptions)
2. An exemption of \$300 for each member of the family residing in the household (other than the head or spouse) who is under eighteen years of age or who is eighteen years of age or older and disabled, handicapped or a full time student. (No person in the family shall be entitled to more than one exemption.)

ADMISSIONS POLICIES

A. RENT RANGES, ORDERS OF PREFERENCE, AND PRIORITY

In order to insure that projects operated by the Authority admit those tenants in need of housing who represent a cross-section of the low-income community and in order to assure financial solvency of the projects, tenants will be admitted within the rent ranges set forth below in the following orders of preference and priority.

1. Rent Ranges - It is the policy of this Authority to avoid concentrations of the most economically and socially deprived families and to house families with a broad range of incomes, representative of the range of incomes of low-income families in the area of operation, and with rent paying ability sufficient to achieve financial stability of the HUD-aided housing units. To accomplish this objective, studies will be conducted at least annually to compile the following data:
 - a. Distribution of incomes of all low income families in the area of operation of this Authority and average rent which is being achieved from these families.
 - b. Actual distribution of incomes of all families residing in public housing in San Francisco and average rent which is being achieved from these families.
 - c. Distribution of incomes of all these applicants and average rent which would be achieved from these applicants.

- d. Average operating costs of the public housing units in San Francisco.
- e. Average rent required to meet the operating costs.

On the basis of the foregoing data rent ranges for use in the selection of tenants will be established in a manner so as to accomplish insofar as possible the following goals:

- a. A tenant body comprised of families with a broad range of incomes, representative of the range of incomes of low-income families in the area of operation.
- b. Occupancy in 20% of the public housing units by very low income families in units placed under Annual Contributions Contract after 9-26-75.
- c. Sufficient rental revenue to cover operating costs.

Rent ranges will be prepared in consultation with the Public Housing Tenants Association in accordance with the Memorandum of Understanding and shall be presented to the Commission for approval.

A dwelling unit shall not be allowed to remain vacant for the purpose of awaiting application by a family of the appropriate range.

2. Order of Preference - Applications shall be given preference in the following order:

a. Displaced Families

- (1) Families of veterans and servicemen
- (2) Families with children
- (3) Other displaced families

b. Non-Displaced Families

- (1) Families of veterans and servicemen
- (2) Families with children
- (3) Other non-displaced families

3. Order of Priority - Within each preference group set forth above, priority in the selection of tenants shall be granted according to the urgency of housing need in the following order within the established rent ranges:

- a. Families who are actually without housing through no fault of their own.
- b. Families who are about to be without housing, through no fault of their own, including those under a notice of displacement and whose homes have been affected by a natural disaster. This includes private displacement of a family of two or more persons or a single elderly, handicapped or disabled resident pursuant to California law.

- c. Families who are residing in unsafe, unsanitary, or overcrowded dwellings.
- d. Families who are paying an unreasonable proportion of income for rent.
- e. Elderly families who are eligible because of waiver of the housing need requirement.

4. Transfer of tenant family, when such family is eligible for continued occupancy shall not be subject to the above rent ranges, preferences, priorities, or other selection criteria. A transfer policy particularly relating to transfer priorities, will be prepared in consultation with the Public Housing Tenants Association in accordance with the Memorandum of Understanding and shall be presented to the Commission for approval.

B. NO DISCRIMINATION BECAUSE OF RACE, CREED, COLOR, SEX OR NATIONAL ORIGIN

The foregoing standards shall be followed according to unit size required by each eligible family without regard to race, creed, color, sex or national origin. In the event of two or more eligible applicants for the same unit size with identical priority and preference and rent range status, the date and time sequence of applications shall govern selection with the applicant who filed the earliest being offered the first available vacancy of appropriate size.

V. ADMISSION PROCEDURES

A. An applicant may express a preference for a particular project or projects, but this preference shall not be honored to the detriment of applicants who have expressed no preference.

B. As soon as an applicant applies, the applicant's name shall be placed on a waiting list and he or she shall be informed of the approximate date of occupancy insofar as such date can be reasonably determined. He or she shall be also informed of his or her approximate placement on the waiting list. Determination of eligibility will be made when proximity of placement is likely. As provided in section IC, an applicant shall be informed that the determination of eligibility shall be deferred. Each application will be numbered and contain the date and time of application.

C. Families shall be assigned dwellings consisting of the number of rooms necessary (but no greater than necessary) to provide decent, safe and sanitary housing without overcrowding. (Occupancy Standards)

Policy standards allow two to a bedroom, plus one. In using this formula, age and sex of the members of the family will be considered. Three to five years of age shall be the definable age limit governing eligibility for additional space where opposite sex is a factor in determining adequate sleeping space. Five years of age shall be the definable age limit governing eligibility for additional space where same sex is a factor in adequate sleeping space and where parent and child are involved. Where there are serious and verified health problems, there shall be separate bedroom occupancy regardless of sex or age.

The living room will not be used for sleeping purposes except in the case of studio apartments.

D. After an applicant is selected for a particular unit, he or she will be promptly offered the unit. If an applicant rejects three such offers, other than for a justifiable reason as stated in subparagraph a and b below, the applicant shall be placed at the bottom of the waiting list. Each file shall contain notations reflecting the date of offer, location of the unit, and applicant's response.

1. If the applicant is willing to accept the unit offered but is unable to move at the time of the offer and presents clear evidence of his or her inability to move, the applicant shall retain his or her place on the eligible applicant list and be offered the next succeeding vacancy of appropriate size.

2. If an applicant presents to the satisfaction of this Authority clear evidence that acceptance of a given offer of a suitable vacancy will result in undue hardship or handicap not related to consideration of race, creed, color or national origin (such as inaccessibility to source of employment, children's day care and the like), the applicant shall retain his or her place on the eligible applicant list and be offered the next succeeding vacancy of appropriate size.

E. Transfer of Tenants - Transfer of a family from one public housing unit to another operated by this Authority, when such family is eligible for continued occupancy in the dwelling to which it is transferred shall not be subject to the preference or other selection criteria contained in this resolution.

RENTS

Attached hereto, marked "Exhibit A", and made a part of (Rents)
this Resolution is a schedule of rents which shall be followed in charging rent for all low-income housing projects owned or operated by this Authority, both at the time of admission and reexamination. Annual income for the purpose of determining rent shall be calculated using the deductions and exemptions set forth in Paragraph II of this resolution.

A. Minimum rent to be charged shall be the greater of (Minimum
either 5% of total family income or the housing allow- Rent)
ance portion of a welfare assistance payment. Except where the minimum rent is based on a welfare payment provision, rent shall be increased by increments not to exceed \$5.00 every six-months if the increase is based on this provision until the minimum rent is achieved.

B. Maximum rent shall not be more than 25% of a tenant's (Maximum
family income as computed in accordance with Para- Rent)
graph II.

C. UTILITY DEDUCTIONS: Utility allowances will be de- (Utility
ducted from Monthly Gross rent where tenant pays his Deductions)
or her own utilities and will be based on regulations from HUD. All utility allowances will be submitted to the Commission for approval.

- D. If the reexamination of income based on exemptions, deductions and computations based directly on the Housing and Community Development Act of 1974 or specific changes made in said Act, result in a determination that an increase of rent greater than \$5.00 is required, the rent shall be increased by \$5.00 on the first of the month following. The remainder of any required increase shall take effect in \$5.00 increments at six-month intervals thereafter. At any subsequent six-month interval before the full rental increase is effective, if the family's income or composition changes so that a reduction rather than an increase is warranted, such reductions shall be made, and the remaining unpaid portions of the increase resulting from the reexamination and redetermination of income required by this section shall be waived. At any subsequent six-month interval if the family's income has increased, increments resulting from the implementation required by this section shall be limited to \$5.00 increments. Increases attributable to changes in the family's income or composition shall be effective in full on dates established in accordance with the lease between the tenant and this Authority.
- E. REEXAMINATION OF TENANT INCOME AND STATUS: The income and family status of each tenant family shall be reexamined once a year for the purpose of establishing eligibility, establishing rents and adjusting apartment size to conform to changes in family composition, except:
- (Annual Re-examinations)
1. Families, with head of household 62 and over, shall be reexamined once every two years. (Exception Elderly)
 2. For non-elderly families, the length of time from admission until the first reexamination may be extended to not more than 18 months if necessary to fit an established reexamination schedule. (Exception First Reexaminations)
 3. Rent increases caused by regular reexaminations (bi-annual and annual) shall take effect on the anniversary date.
 - a. The date of reexamination shall remain constant for each tenant.
 4. In the case of rent decreases, the adjustment will become effective the first of the month following the date of the change in circumstance.
 5. An interim rent increase based on Section G1B will be effective the first of the second month following that in which the change occurred.
- F. SPECIAL REEXAMINATIONS: If the following circumstance(Special Re-exists at admission or regular reexaminations, special examinations) reexamination will be conducted at 60 day intervals.
- (Unpredictable income)
1. Where there is no basis for estimating family income for the next twelve month period, interim reexaminations will be periodically scheduled until such time as a reasonable estimate of family income can be made.

- G. INTERIM RENT ADJUSTMENT: If one of the following (Interim Rent Adjustment) circumstances occurs between admissions and the first regular reexaminations or between regular examinations, an adjustment in rent will be made.
1. If a family member becomes unemployed or loses income from any source whatsoever, rent will be adjusted subject to the following: (Loss of income)
 - a. First of the month after change of circumstance.
 - b. In the event rent is decreased in accordance with this provision, tenant shall report all increased in family income which occur prior to the regular reexamination within 10 days and rent will be appropriately adjusted. Failure to report will necessitate retroactive rent charges.
 2. If it is found that tenant has misrepresented to Management the facts upon which his or her rent is based so that the rent he or she is paying is less than he or she should have been charged, then the increase in rent will be retroactive to date of misrepresentation.
 3. If there has been a change in family head because of loss of lessee through death, divorce or other continuing circumstance or addition of family member who would be lessee, such a change must be reported within 10 days.
 4. If tenant begins or stops receiving General Assistance, such a change must be reported within 10 days.
- H. During all reexaminations, all facts will be verified before change in rent occurs.
- I. The family shall remain eligible for continued occupancy whose net family assets do not exceed the assets limits for admission, unless such assets together with the Family Income are insufficient to obtain and maintain adequate accommodations on the private market.

The residuum of a tenant family is eligible to remain but (Residual Tenant) shall be required to move to a unit of appropriate size. Upon approval of the Project Manager, a single person remaining as a residuum of a tenant family may bring into the household either a related or unrelated person(s) provided the new group meets the income limit requirement and is eligible for admission and does not need a larger unit.

Leasing of Dwelling Units to Eligible Families

A dwelling lease is to be entered into between this Authority and each of its tenant families. The Dwelling lease is to be kept current at all times and is to reflect that rent being charged and the conditions governing occupancy. If, through any cause, a signer of the Lease ceases to be a member of the tenant family, the lease is to be cancelled and a new Lease executed and signed by the family member qualifying as Head of the Household provided the family is eligible for continued occupancy. If, at any time during the life of the Lease, any other change in the tenant's status results in the need to change or amend any provisions of the Lease, or if this Authority desires to

waive any provisions with respect to the tenant, the existing lease is to be cancelled and a new lease executed or an appropriate rider is to be prepared and made a part of the existing lease. All copies of the Lease and lease revisions are to be dated and signed by the tenant and the authorized Authority staff member.

This resolution shall become effective immediately.

Should any conflict arise between this resolution and any other resolution of this Authority heretofore adopted and now in force and effect, this resolution shall prevail to the extent of such conflict.

RESOLUTION NO. 2112

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RESOLUTION SETTING FORTH RENT RANGES TO BE USED IN
DETERMINING ADMISSION TO PUBLIC HOUSING DEVELOPMENTS
* * * * *

RESOLUTION NO. _____

RESOLUTION SETTING FORTH RENT RANGES TO
BE USED IN DETERMINING ADMISSION TO PUBLIC
HOUSING DEVELOPMENTS

WHEREAS, the Department of Housing and Urban Development published regulations on September 22, 1975, calling for public housing authorities to establish criteria which will be reasonably related to achieving the basic objective, within a reasonable period of time, of housing tenant families with a broad range of income, representative of the range of income of low income families in the public housing authority's area of operation and with rent-paying ability sufficient to achieve financial stability of the projects; and

WHEREAS, pursuant to HUD regulations, the SFHA has conducted studies to compile the following data:

- distribution of incomes of all low income families in the City and County of San Francisco and average rent which would be achieved from these families,
- actual distribution of incomes of all families residing in public housing in San Francisco and average rent which is being achieved from these families,
- distribution of incomes of all applicants and average rent which would be achieved from these applicants,
- average operating costs of the public housing projects in San Francisco,
- average rent required to meet operating costs; and

WHEREAS, the SFHA has determined, based on the foregoing data achieved, rent ranges necessary to reflect the low income population of the City and County of San Francisco and fulfill the goal of achieving a tenant body representative of the range of income of low income families in San Francisco and with rent paying ability sufficient to achieve financial stability,

NOW THEREFORE BE IT RESOLVED:

1. That the rent range for single elderly including handicapped and disabled be as follows:

\$ 0 - 50	15%
51 - 80	70%
81 - +	15%

2. That the rent range for families consisting of two or more persons be as follows:

\$ 0 - 84	28%
85 - 136	19%
137 - +	53%

3. That this resolution take Effect November 1, 1977.

Acting Chairperson Wallace said now that the resolutions have been passed we have next before us the recess for Executive Session. It was already ten minutes to twelve o'clock and although CANE wanted action on the part of the Commission, they were not able to give them a date. She promised that staff will work out something as best they could.

The meeting was recessed at 11:55 a.m.

Meeting reconvened at 1:50 p.m. with a quorum of the following Commissioners present: Wallace, Ubalde, Byrnes, Ergina, Colbert and Anderson.

Meeting was adjourned at 1:55 p.m.

Acting Chairperson

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

DOCUMENTS

OCT 25 1977

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Special Meeting Held 9:30 A.M.:
Thursday, October 13, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in a Special Meeting at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 9:40 A.M., Thursday, October 13, 1977.

1. ROLL CALL:

Meeting was called to order 9:40 a.m. by the Acting Chairperson.

Roll Call found the following members to be:

PRESENT: Cleo F. Wallace, Acting Chairperson
Dr. Amancio Ergina, Commissioner
Joan M. Byrnes, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
Booker T. Anderson, Commissioner

Martin L. Helpman, Commissioner (EXCUSED)

A quorum was declared present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
John E. Sullivan, Counsel

2. PURPOSE OF THIS MEETING:

The Acting Chairperson read the Notice of Special Meeting dated October 7, 1977, and stated the purpose of the meeting was to allow the Coalition to present their proposal and request to the full Commission.

3. COALITION AGAINST NIHONMACHI EVICTIONS PRESENTATION:

The Acting Chairperson opened the floor to the representatives of the groups present, asking that they keep their statements brief and relevant.

Ms. Joanne Sheitelman, representative of CANE spoke first saying:

I represent the Coalition to Support Nihonmachi Tenants. Our Coalition consists of over 20 organizations from San Francisco, both within and outside of Japantown.

We face an urgent situation in Nihonmachi (Japantown). The work of the Redevelopment Agency has already resulted in the forced removal of over 2,000 largely low-income, working people from the Nihonmachi Community. And today, the tenants of two particular buildings, 1869 Buchanan Street and 1531 Sutter Street are under the order from the Agency to leave. The Redevelopment Agency has posted armed security guards inside each building. These guards stay at the buildings to assist the Agency in carrying out its current plans for the eviction of all the tenants; the destruction of one building, and the high-cost, high-rent rehabilitation of the second.

Last night the Redevelopment Agency went one step further, making the situation more urgent. Tenants apartment at 1869 Buchanan Street was

broken into. Money, savings books, and other property was stolen. The apartment was ransacked, with clothes books and furniture tossed around. The security guards are posted 24 hours a day. No one but the guards and the one remaining family is allowed to be in the building. The Redevelopment Agency is responsible for posting the guards, and for their acts. This is a blatant example of the conduct resulting from the Redevelopment Agency's insistence that low-rent housing be destroyed in Japantown.

The Housing Authority can put a stop to this conduct. The Housing Authority has the power to purchase these two buildings so that they continue to provide low rent housing in Japantown. Over the last 5½ months representatives of the tenants and of the coalition have met with members of your staff to urge that they investigate these two buildings and determine that they are suitable for Housing Authority purchase. Whatever your staff's recommendation, we have learned that even your staff believes that it is possible for you to purchase these two buildings.

Up to this time, the Housing Authority's response to the housing crisis in Japantown has been less than a drop in the bucket. Much more low rent housing is needed in Japantown to prevent the continued dispersal of the community.

The issue is low rent housing in the Japanese community. The Redevelopment Agency refuses to provide it, or to guarantee that it will be maintained or built. You can provide low rent housing. You can purchase and maintain the buildings at 1869 Buchanan Street and 1531 Sutter Street for low rent housing. If you do not, then you are essentially agreeing to the plans of the Redevelopment Agency.

The tenants and the coalition are opposed to plans for destroying low rent housing. We intend to work together, and resist evictions. We demand that you take whatever steps are necessary to purchase these two buildings and maintain them as low rent housing in the Japanese community.

Inasmuch as Mr. Jacob Wang and Ms. Geri Bunker were not present to give their presentations, Ms. Janet Sumomoto, a representative of CANE gave a brief history of her organization. It was formed when thousands of people, she said, were evicted from Nihonmachi for the construction of the Japan Trade Center. Since then, she said, the destruction of the community has continued. The people who have had to leave their homes cannot afford the current market rents and the needs of these people are not being met. She stated there had been outrageous attacks on tenants in the form of burglaries and vandalism and they felt the guards are not serving the needs of the tenants but, rather, they are a deliberate attempt to drive tenants out. She said Nihonmachi is a center for Japanese people in the Bay Area and they want to see the community preserved. They feel the housing authority does have the authority to buy the buildings and maintain them for the tenants, particularly since these are the last of the buildings in Nihonmachi.

Commissioner Byrnes directed a question to Ms. Sheitelman, asking which groups they represent.

Ms. Sheitelman said they are many and varied -- different individuals and organizations make up the coalition; student groups, community groups in Japantown. Some of those people, she said, were here and wished to make statements.

The Acting Chairperson asked about the family composition of the tenants remaining in the buildings. The answer came back that only the Lee Family lived at Buchanan Street -- all other families having been evicted. There are five tenants in the other building -- four households.

Acting Chairperson asked the income range of these people. Mr. Randall Pagett, attorney for the tenants, said the income of the tenants at Sutter Street is within the guidelines for Section 8 subsidy program. One couple, however, have an income of approximately \$9500 a year which is a combination of earnings and state disability, the disability being good for only a limited period of time. The remaining family at Buchanan Street also make approximately \$9500 a year. However, the issue here was also what could be done with those eight apartments. He asked if they could be rehabilitated and used as low income housing under Section 8.

4. OTHER PRESENTATIONS:

Mr. Suttle of the Redevelopment Agency was asked to make his presentation.

Mr. Suttle's assistant handed out a package. It contained a letter to our Executive Director, Mr. Scott, from Mr. Wilbur W. Hamilton, Executive Director of the Redevelopment Agency. Included, also, was a history of the development of the Nihonmachi Corporation, a list of subsidized housing projects in the A-2 area, and a brochure that shows members of the Nihonmachi Community Development Corporation.

The two buildings under discussion presently, are under code enforcement. These are typical of buildings that are purchased by the Agency in a dilapidated and decrepit condition. Many of the code enforcement violations were prior to their acquisition and continued during the tenancy of the tenants. Most of the tenants vacated both of these buildings on their own accord. With the fire at the Garland Hotel, the public works department went through every file that contained code violations and citations, and brought the Agency into court on these buildings and others which they had purchased. On these two buildings, he said, the Agency is under court order to make certain that certain essential repairs be made to these buildings to allow the continued tenancy of the one household at Buchanan Street and the four households at Sutter, until such time as there is a plan for the disposition of those properties. This matter has been of some concern to the Agency which has had many hearings and presentations by the Coalition and by the Nihonmachi Community Redevelopment Corporation. Buchanan Street is within the four-block area, that is covered by an agreement with the Nihonmachi Community in which they have agreed to convey to them parcels as they are cleared. They contact developers and they determine design standards and they proceed with financing and construction in that four-block area. Decisions are made by that community for that community. At Buchanan Street, the developer that has been allocated the parcel by Nihonmachi is Mr. Ashizawa, who has determined, by letter, that if the site is cleared, he will proceed to construct housing and apply for Section 8 subsidies for the housing that is to be built there. Their Commission has determined that the master agreement with the Nihonmachi Community is legally binding and they will proceed to clear the parcels delivered for new construction as per the agreement existing since 1968.

The building at Sutter Street is outside the Nihonmachi area. They were also bought by eminent domain from the Ashizawa family. It is the Agency policy that the parcel must, in all equity, be offered for resale back to the original owner. They have offered it back to the Ashizawa family who have given the Agency a good-faith deposit to repurchase and rehabilitate it to all applicable city codes and Agency standards.

As to the income levels of the households in these two buildings, the only occasion on which the Agency secures verified income is at the time of rehousing. Since they had not rehoused these tenants, they do not have verified income. According to the tenants own statements, some of them might fall within Section 8 income ranges and be eligible for rehousing in the Section 8 development. Other tenants are clearly ineligible. He asked for questions, but did state, however, that the guards were in the buildings to make certain that the court order, limiting the occupancy in the building, is strictly adhered to and that the Agency is not in contempt.

Commissioner Byrnes asked Mr. Suttle if any of the people now in the buildings were eligible for the \$4,000 for relocation.

Mr. Suttle said that is one thing discussed with representatives of the tenants and the one tenant who has attended meetings where an alternative was discussed and that was a pooling of their \$4,000 relocation benefits to acquire a building, secure financing and proceed with rehabilitation. He stated that they are indeed eligible for the \$4,000 relocation benefit.

Commissioner Ubalde harked back to the letter to Mr. Scott from Mr. Hamilton of October 12, in which it was stated that inasmuch as the buildings were not available for purchase, it would not be appropriate for the Authority to begin purchasing procedures. He asked Mr. Suttle if that meant the Agency would not consent to a purchase by the Authority?

Mr. Suttle felt the letter fairly stated the situation. The properties were not for sale since the Agency considered itself to be under a binding agreement with the Community, and also their policy to offer properties back to original owners.

Commissioner Ubalde asked if that put the Authority in a legal bind and Counsel Sullivan confirmed that that was correct.

Commissioner Helpman entered the meeting at 10:09 a.m.

Commissioner Ubalde then asked if the three spokespersons for Nihonmachi were residents of San Francisco. Pagett and Sumomoto confirmed their residency; Sheitelman said she was not.

Commissioner Byrnes referred back to the letter of October 12th, asking, since the Ashizawa family has committed themselves to apply for rent subsidies under Section 8, and since preliminary design work has already begun, would this construction definitely be under Section 8?

Mr. Suttle said the organizations involved did encourage the Ashizawas to apply for Section 8 subsidies for the building and, by letter, he did commit himself to apply for Section 8 for this building.

Commissioner Byrnes then asked if there would indeed be an economic mix with at least 20% low income tenants. Mr. Suttle replied that, like other Section 8 developments, there would be at least 20% low income households; however, he has applied for 100% rent subsidy.

On questioning by Commissioner Anderson, Mr. Suttle said that the Ashizawa had not applied for Section 8, but have said they will apply for Section 8. Mr. Suttle also said when the other two buildings are rehabilitated, the Ashizawas would be encouraged to consider Section 8.

Mr. Suttle also clarified the Agency's position on disposal of properties acquired by eminent domain and not utilized. The policy is to first offer the property back to the original owner at the price they paid originally.

Mr. Randy Wei, of CANE spoke. He defined the NCDC as a group, basically composed of businessmen who were by no means representative of the people in the community. He said the "people" had been forced out; that Japantown used to extend for 16 blocks and now it is four blocks. He said these people were not represented by NCDC because it cost \$100 to join.

His commentary ended when he caused some commotion. Acting Chairperson Wallace brought the meeting back under control and stated firmly that if the meeting were to continue there would have to be order.

Mr. Wei ended his presentation stating, they felt NCDC had a higher moral responsibility to the community than they were displaying. He felt the only responsibility NCDC addressed itself to, was making money.

The Secretary suggested we hear from the recognized citizens' group in the Western Addition Project Area.

Mr. Townsend of WAPAC spoke. He spoke for a recognized citizens group saying they felt the buildings under discussion were not adequate for Housing Authority needs inasmuch as they comprised only studio and one-bedroom apartments. The greatest need, he stated, was for larger family units of 3, 4, and 5 bedrooms. The Authority, they felt, should direct its efforts toward the acquisition of these larger units.

He was asked, in the event of evictions, how would WAPAC help these people?

Mr. Townsend said they felt evictions were unnecessary. Once clear cut alternatives were presented to the tenants and they received adequate places to live elsewhere that they could afford.

Acting Chairperson Wallace said, for the record, the meeting had now gone 1/2 hour over the allotted time.

Mr. Kis Chen of the Chinese Progressive Association in Chinatown spoke. He said what was happening in Japantown also happened in Chinatown. They see this as an attempt to disperse the community. They want the armed guards removed because they are not there to protect. He stated they would mobilize and resist whatever eviction attempts or harrasment that will come down on the Nihonmachi community.

The Secretary said the Staff wished to make four points: Firstly, he felt the Authority's record for building low rent units in and contiguous to Japantown, or Nihonmachi, or the Western Addition, is a matter of public record going back to 1943 when we built the West Side Court permanent public housing units up through 1970 when we completed 1880 Pine Street housing for the elderly. Secondly, our attorney has determined, after carefully reviewing the Agreement between the Redevelopment Agency and the Nihonmachi Development Corporation that in his opinion, it is a valid, binding contract. Thirdly, the Health and Safety Code of the State of California, the Housing Authority Law, and the Redevelopment Authority law make it very clear that if this Authority were to use its powers of eminent domain to acquire any building under the control of the City, County, State or political subdivision of the State, we would have to have that agency's permission to do so. Point number four, was that it is perfectly clear that the Redevelopment plan has been approved by the City and County of San Francisco, Board of Supervisors, or the Redevelopment Agency could not have proceeded with the redevelopment plan until such time as they had this approval. It is far enough along now so that Staff is recommending to you that we go along with the redevelopment plan and that we do not use our powers of eminent domain to acquire these buildings in the Nihonmachi Redevelopment Area.

Commissioner Colbert stated he could understand people having trouble with the Redevelopment Agency, but he could not understand how any group could have a problem with WAPAC. They have always been willing to listen and have sided with the tenants -- their record speaks for itself -- and it is very seldom WAPAC comes down with an incorrect decision.

Acting Chairperson Wallace asked the pleasure of the Board.

The Secretary said they could make a decision today or bring it to another meeting.

Commissioner Anderson said he had tried to listen objectively to the histories and problems presented by the various organizations and the

recommendations made by Staff. He felt that to act now without consulting the City Attorney and our Counsel would be to possibly put ourselves in a legal bind.

Commissioner Anderson made a motion that this matter be continued until Staff consulted further with legal counsel and the City Attorney. Commissioner Byrnes seconded and there was unanimous approval.

Acting Chairperson Wallace said CANE and the other organizations would receive notice and asked for a list of the names of these organizations.

5. ADJOURNMENT:

The meeting was adjourned at 10:38 A.M.

Acting Chairperson

Secretary

OCT 25 1977

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HOUSING AUTHORITY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 13, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:52 A.M., Thursday, September 22, 1977.

1. ROLL CALL:

Meeting was called to order at 10:52 by the Acting Chairperson.

Roll Call found the following members to be:

PRESENT: Cleo F. Wallace, Vice Chairperson
Dr. Amancio Ergina, Commissioner
Joan M. Byrnes, Commissioner
Martin L. Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
George Patton Colbert, Commissioner
Booker T. Anderson, Commissioner

The Acting Chairperson declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
John E. Sullivan, Counsel

2. VISITORS:

The Secretary acknowledged and welcomed all visitors.

3. APPROVAL OF AGENDA:

Commissioner Colbert, with a second from Commissioner Byrnes, moved for acceptance of the agenda. Approved Unanimously.

4. APPROVAL OF MINUTES:

Commissioner Ubalde made a motion that the minutes be accepted as presented. Commissioner Byrnes seconded, with unanimous approval.

5. GENERAL COMMUNICATIONS:

The Secretary said there were no communications to come before the Commission.

6. REPORT OF SECRETARY:

The Secretary read the following report:

EDA PUBLIC WORKS PROGRAM STATUS

At the regular Commission meeting of October 21, 1976, Staff presented a resolution to authorize the Authority to apply for grant funding under the Public Works Act of 1976.

The application was submitted requesting funding to upgrade existing water and sewer lines in the Hunters Point TPP Area. The intent was to supple-

ment the HUD and Community development funds committed for apartment rehabilitation in the TPP Area. The application included all costs for the program as well as commitment for engineering consulting work.

The Authority's initial application was not approved in the so-called "first round" allocations nationwide. The funding of the Public Works Act was increased substantially following the large application response to the Department of Commerce.

In July of this year, the Authority was informed that San Francisco would receive a large allocation of the "second round" EDA grant money and that the Authority should submit a revised application within the City's allocation. This was done on July 7, 1977.

On September 13, 1977, an official "Offer of Grant" was received from the Seattle Regional Office of the Department of Commerce. The amount offered is \$1,122,656. The Grant stipulates that actual construction must begin within 90 days of receipt of the Offer of Grant.

Staff has held meetings with the Engineer, who has provided a Phased Schedule which will conform with the EDA time schedule. Four phases are planned with the first phase, Harbor Slope water mains scheduled to start construction the first week in December 1977.

Design work has commenced as of October 5, 1977, with succeeding phases 2 and 3 continuing to the end of November 1977.

The fourth phase concerns sewer replacements, in addition to the three phase water line replacements. This design work will be done concurrently with the water line design work and will be the last segment under construction.

The entire program is scheduled to be completed by September 14, 1978. Where necessary the water and sewer line contract work will be coordinated with the TPP rehabilitation program. However, this work will be planned and scheduled to continue wherever unforeseen delays may occur in the TPP Program.

Commissioner Byrnes asked about water conservation in the housing authority. Since we had had some unfavorable publicity, was anything done about this?

The Secretary stated he was happy to respond to this question, particularly since what had been printed in the newspapers had been incorrect. He reported that back in March we had made voluntary conservation efforts and had reduced our consumption by 32%. A congratulatory letter went out to the tenants in July, commending them on their participation in this program. The Water Department's latest computer read-out included, among 20,000 alleged violators of rationing quotas, several locations listed as being Housing Authority properties. Efforts by Staff to obtain clarification on the read-out from both the Water Department and the Public Utilities Commission led to the conclusion that the computer data was in error, especially since it listed \$12,600 in penalties for a main serving one project. A meeting has been arranged between Staff and Water Department representatives to straighten this out. Hopefully the "raw" computer data will have been refined and purged of errors.

After further comments by Commissioners Byrnes and Helpman, the Secretary said another notice would go out to the tenants.

He then read the following report:

NAHRO 38th NATIONAL ANNUAL CONFERENCE

NAHRO held its 38th National Conference in Minneapolis, Minnesota, October 2-5, 1977. The conference was very well attended. Over 2000 delegates were present and approximately 2500 people, in all,

packed Minneapolis' hotels and meeting rooms. Prior to the actual conference, there was a Board of Governors meeting and committee meetings.

Several concurrent sessions of significance were held Monday morning, October 3, 1977. I attended and participated in the session on "Obtaining Effective Minority Participation in Housing and Community Development Programs". That session considered ways of maximizing opportunities and benefits for the minority community through housing and community development efforts. We concluded that much could be done in the areas of both employment and contracting, but that positive impetus on the part of the federal government for affirmative action cases hinged on the Supreme Court's decision in the Bakke case.

Other sessions that morning were devoted to community development and to community and resident services in housing programs. An international flavor was also provided in a session that dealt with the practicality of transferring housing experience across borders -- particularly in reference to Canada.

The general session was held on Monday afternoon and the highlight was clearly the address of Jay Janis, Under Secretary of the Department of Housing and Urban Development. His remarks were hopeful and seem again to demonstrate that the Administration is sensitive to, and will be responsive to the need for increased housing for those of low income.

NAHRO's comprehensive statement of policy goals and implementing actions for housing and community development, which was adopted by the Board of Governors, in July 1977, was distributed to all Conference delegates. Among the points the document addresses are the needs for local economic development and a national resource and development policy. These two items, if addressed properly, could make a great deal of difference in the future of older American cities -- cities which do not have to die. The document, in addition, delineates a city rebuilding policy which emphasizes economic renewal as well as a comprehensive housing strategy.

At the conference, another critical document was also circulated. It is a working draft of a policy statement on the status of existing program efforts, the record of the Carter Administration to date, and short-term recommendations for program improvements. This draft was given to all delegates and comments are being accepted on this draft until the end of November. The policy statement will then be prepared in final form based on comments received.

The Committee on Equal Opportunity, of which I was Chairperson, spent a great deal of time considering this draft policy statement and has submitted specific comments to be considered in the drafting of the final document. Basically, the Committee on Equal Opportunity wishes the policy statement to reflect that Community Development Block Grants should be addressed principally for the benefit of the low and moderate income residents in participating cities. Elimination of slums and blight is to be part of the total goal but should not be the goal itself. Decent housing and a suitable living environment, and expanding opportunities, principally to persons of low and moderate income, must be a major component of the goal and that should be reflected in the policy statement.

The Committee also requested that NAHRO express, as an objective of its policy statement, its support for strong civil rights enforcement. Such action would be consistent with a previously adopted NAHRO Resolution.

In summation, the Conference was quite successful and well-attended and created a very useful and productive interchange among professionals and concerned citizens.

Commissioner Ubalde then reported on his experience at the NAHRO Conference. After the keynote address of Mr. Jay Janis, he felt the conference went downhill. Mr. Janis' primary concern was HUD's commitment to the

Commissioner Ubalde commented on the security session which brought out how much an Authority could save. He felt we should get on with a solid security program. He also felt a nationwide lobby should be created to get behind the bills mentioned.

7. REPORT OF COUNSEL:

Counsel Sullivan reported that we are preparing for trial on the 24th on the Barsh and Lowy delays. We are taking depositions and checking contracts with department heads.

8. UNFINISHED BUSINESS:

The Secretary read the following

STATUS REPORT - YERBA BUENA PLAZA ANNEX

The security program went into effect on September 8, 1977. At that time we hired 9 security guards who patrolled the site on a 24-hour per day basis. The full force, constituting 13 security guards and five policemen went into effect as of September 19, 1977. The delay in hiring the policemen was caused by technical problems relative to how program guidelines were interpreted by the local CETA Office and the Housing Authority.

The Authority is quite pleased with the security program. Guards and policemen have reported to work without fail. Those hired are well qualified and interested in their work -- all have proven to be dependable persons. Since the inception of the program, we have had one resignation, and we will soon hire a replacement to fill that slot (guard position).

While the security guards are not authorized to carry weapons, they are supplied with night sticks and walkie-talkies. During each 8-hour tour of duty, three guards and one armed policeman are on patrol duty.

The actual installation of the fence at Plaza Annex took place the first week of October, and completion is expected within three weeks.

The Housing Authority has made arrangements through the Chief of Police to enroll guards in the Police Academy 832 P.C. Training Course. Class attendance cannot commence until January 1978, and the Academy will not begin another class until that time.

The Housing Authority, in conjunction with the Governor's Office and the Mayor's Office, had planned a public meeting at the Plaza Annex for the purpose of reporting the status of the security program to the residents. This meeting was postponed as we received word from the Governor's Office that Vice President Mondale would be on official business visiting the State of California on the same day of our planned activity at Pink Palace. Therefore, the Governor nor the Mayor could be available for the occasion. Residents and Staff were advised of the postponement.

He commented that we are ahead of schedule on the fence.

Commissioner Byrnes suggested information on the security program at the Pink Palace be given wide publicity. She felt it important that the public and tenants know what we have done. She felt we shouldn't wait for the Governor and the Mayor -- we should do something ourselves.

The Secretary said he had been at the Mayor's office Tuesday to make certain we do not have any problems with coordination between the Governor's press people and the Mayor's press people and whatever we do presswise to overcome the bad press we have received.

The Acting Chairperson wanted to know, in the meantime, if there was any training program going on now for security.

The Secretary said the only training now was on the job.

Commander Weatherspoon was called upon at this point, and he stated the only training they were getting is in public relations. We have some people at the Yerba Buena Annex who are emotionally unstable for various reasons. In these cases the guards are being instructed to take these people to their apartments. That is about all we are able to give them, other than instructions to be alert -- check buildings and apartments.

Acting Chairperson Wallace suggested before there were any press releases on training, this Commission should get together with Commander Weatherspoon and his staff.

Commissioner Ubalde expressed concern over liabilities that might occur where the guards are involved.

The Secretary said, for the record, all liabilities are covered under our overall insurance policy. Whether driving cars or policemen utilizing a pistol -- everything is covered by our general policy.

Acting Chairperson Wallace wanted to clarify what we are doing with security and training.

The Secretary said we will prepare a report to update the Commission on these issues.

9. NEW BUSINESS:

The following resolution was read by the Secretary:

RESOLUTION NO. 2113

RESOLUTION AUTHORIZING TRAVEL
TO WASHINGTON, D.C. TO ATTEND
THE NATIONAL TENANTS ORGANIZATION
"NATIONAL TENANTS WORKSHOP"
OCTOBER 14-16, 1977

RESOLUTION NO.

* * * * *

RESOLUTION AUTHORIZING TRAVEL
TO WASHINGTON, D.C. TO ATTEND
THE NATIONAL TENANTS ORGANIZATION
"NATIONAL TENANTS WORKSHOP"
OCTOBER 14-16, 1977

* * * * *

WHEREAS, the National Tenants Organization will hold a
"National Tenants Workshop" in Washington, D.C., October 14-16, 1977;
and

WHEREAS, the general theme of the Workshop will be "Tenant
Participation in Public and Subsidized Housing Management"; and

WHEREAS, Commissioner Cleo F. Wallace is Chairperson of the
Western Regional National Tenants Organization and a member of the
Executive Board of the National Tenants Organization; and

WHEREAS, This Authority deems that the attendance at the
aforementioned Workshop of Commissioner Wallace is essential to the
conduct of its low-rent housing operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That Commissioner Cleo F. Wallace be authorized to
travel to Washington, D.C., October 14-16, 1977, for
the purpose of attending the aforementioned Workshop.
2. That travel time, expenses and per diem be allowed in
accordance with the travel policies of this Authority.
3. That this Resolution shall become effective immediately.

Commissioner Byrnes moved for adoption with a second from Commissioner Anderson. Unanimously approved.

The subject of revised commission meeting dates was then brought up with the Secretary reading the following:

Pursuant to Article III, Section II of our Commission By-Laws, I would like to suggest the following amended Commission meeting schedule for the Months of November and December.

The regularly scheduled Commission meeting of November 10th would be held. Due to Thanksgiving falling on the fourth Thursday, the meeting of the 10th would be the only Commission meeting in November.

In December, to avoid conflict, I suggest holding Commission meetings on the first and third Thursdays, December 1st and 15th.

We would return to our regular meeting schedule -- the second and fourth Thursdays of the Month -- in January 1978.

Staff recommends the above revised schedule of Commission meetings for the Months of November and December 1977.

Counsel Sullivan pointed out that the By-Laws call for meetings on the second and fourth Thursdays, but we could have Special Called Meetings on December 1st and 15th, 1977.

After discussion, it was agreed that Commissioner Byrnes would be excused from the meeting of November 10th.

Commissioner Ubalde moved for adoption of this schedule with a second from Commissioner Anderson and unanimous passage.

10. RECESS:

The meeting recessed at 11:41 a.m. to go into Executive Session to discuss personnel matters.

The meeting reconvened at 12:41 p.m.

Acting Chairperson Wallace announced we still had a quorum.

She also announced the personnel matters under discussion are still in abeyance and there will be an announcement at the following meeting.

It was recommended that on the Agenda for the next meeting, there be election of officers for this commission.

11. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.

Acting Chairperson

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, October 27, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 A.M., Thursday, October 27, 1977.

1. ROLL CALL:

The meeting was called to order at 10:00 A.M. by the Acting Chairperson.

Roll Call found the following members to be:

PRESENT: Cleo F. Wallace, Vice Chairperson
Dr. Amancio Ergina, Commissioner
Joan M. Byrnes, Commissioner
Martin L. Helpman, Commissioner
Booker T. Anderson, Commissioner

George Patton Colbert, Commissioner, had called saying he would be delayed.

The Rev. Dr. A.C. Ubalde, Jr., Commissioner (EXCUSED)

A quorum was declared present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
John E. Sullivan, Counsel

2. ELECTION OF OFFICERS:

The Secretary read the Procedure for Election of Officers:

In accordance with Article II, Section VII of the Housing Authority's Bylaws, the office of Chairperson of this Agency is vacant and has been since the resignation of the previous Chairperson on August 3, 1977.

Under the terms of our Bylaws, the Commission should elect a successor from its membership and such election will be for the unexpired term of said office.

Commissioner Byrnes acted as Chairperson and announced the next order of business is the election of a Chairperson for the balance of the year to May 25, 1978, and asked for nominations for the office of Chairperson.

Commissioner Ergina moved that Commissioner Wallace be nominated for the office of Chairperson. Commissioner Anderson seconded the motion.

Commissioner Anderson moved that nominations be closed and that the Secretary be instructed to cast a ballot for the election of Commissioner Wallace as Chairperson. Commissioner Ergina seconded the motion.

The Secretary cast the ballot and Commissioner Wallace was unanimously elected to the Office of Chairperson.

With this, there was a round of enthusiastic applause for Chairperson Wallace. Ms. Elouise Westbrook then stepped forward to pin a corsage on Chairperson Wallace, saying she took great pleasure in pinning this

corsage from the San Francisco Outpatient Improvement, Inc. "on a lady who has done a beautiful job wherever she goes." She also said, "not as a member of San Francisco General, but as a Black Woman" -- and she felt all other women would join in this sentiment -- "we are very proud of a lady who came from the lowest to such a high position in San Francisco. It is a memory to burn in our hearts, knowing that if she could do it, we can too."

Acting Chairperson Byrnes declared that nominations for the Office of Vice Chairperson were now in order.

Commissioner Anderson moved for the nomination of Commissioner Ergina for the Office of Vice Chairperson. Commissioner Wallace seconded the motion. Commissioner Helpman then moved that nominations be closed and Commissioner Wallace seconded the motion. The Ayes were unanimous and Commissioner Ergina was declared the new Vice Chairman.

The Secretary asked Chairperson Wallace to say a few words.

Chairperson Wallace said, "I'm not sure I have any words I want to say right now; I'm a little astounded it took so long to get here. (laughter) I thought I was going to have something to say -- I don't. I would like to say thank you for the confidence that the residents and the community have in me in making it to the top. And I hope I can continue the kind of leadership I have given in the past. Right now I just don't have any more words to say."

The Secretary said on behalf of the Staff to the Chairperson and Vice Chairman, he wanted to congratulate the new Officers and recognized their commitment to the program.

Commissioner Ergina said, just as Chairperson Wallace has been a public housing tenant, so he, too, had been a public housing tenant. Probably for the first time in history a tenant and a former tenant became Commissioners and Officers of this Commission. He thanked all.

Mrs. Darnes rose to say she was proud of Commissioner Wallace.

3. ROLL CALL:

The Secretary then made a new Roll Call;

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairman
Joan M. Byrnes, Commissioner
Martin L. Helpman, Commissioner
Booker T. Anderson, Commissioner

George Patton Colbert, Commissioner, was delayed

The Rev. Dr. A.C. Ubalde, Jr., Commissioner (EXCUSED)

4. VISITORS:

All visitors were acknowledged and welcomed to the meeting.

5. APPROVAL OF AGENDA:

Vice Chairman Ergina moved the agenda be approved. Commissioner Anderson seconded, with unanimous approval.

6. APPROVAL OF MINUTES:

Commissioner Byrnes, with a second from Commissioner Anderson, made a motion the minutes of the Special Meeting of October 13, 1977, be approved. Unanimously passed.

Commissioner Byrnes moved the Minutes of the Regular Meeting of October 13, 1977, be amended as follows:

PAGE 3, LAST PARAGRAPH, GOING ON TO TOP OF PAGE 4 (CONTINUATION OF SAME PARAGRAPH) SHOULD READ:

"Commissioner Ubalde then made his report on the NAHRO Conference saying, I think after the keynote address of Mr. Janis, the conference went down from then on. That was the very beginning, and I would like to share these positive experiences:

"I felt that the commitment of HUD was still obvious and I'm glad they are still committed to the city. This was the main concern of Mr. Janis. He said we need to save the city, and if we do not save the city, the whole country will go down. I'm very pleased that there was consideration in regard to the urban policies which have been missing in the previous administration. These policies which were not present are now being considered and implemented. I think they are all very sensitive and very appropriate. In summary, what he said was the city is the center of cultural contribution, it is the source of intellectual milieu, it is the symbol of strength. I am personally committed to that direction.

"Secondly, the positive thing in regard to the tour was I was able to see what a housing authority outside of our community does and was able to see the appearance of the work. Now I have to differentiate because the housing authority and redevelopment agency are one body in Minneapolis. I admire the work they have done; but they are really redevelopment projects rather than housing authority. We were able to visit some of the houses themselves. I particularly noted how beautiful the projects were, but after the tour, in talking with people who were citizens of Minneapolis, they felt we saw the tourist sites rather than the real sites, so that brought me back down to earth. It is my understanding from Commissioner Wallace that we do the same thing here.

"The other area which I felt helpful in regard to the Commissioners' session, which I left immediately when I discovered the tone of it -- it was basically the same platform which was designed here in the Pacific Southwest at our regional conference, which Commissioner Fletcher of Oakland took part in. I immediately moved over to the Security Session which, as many of you know, concerned me deeply. I really found that very helpful because we had the professionals actually involved giving up reports and illustrations through slides. Hiram Cook of the Kansas City Security Housing was excellent; Larry Fields of the Dallas Housing Authority; John Robinson from South Carolina; and Virgil Poole from the Chicago Housing Authority. Now those are the positives.

"Now in regards to the negative feelings I had, there was too much emphasis on the basics and issues that many of us have raised here before. There was really very little response to some specific answers we are all struggling with. They really lack direction. There were lots of rap sessions but really no directions or creative suggestions to consider. I felt that the design of the program was one of monologue rather than dialogue, and I felt it was really unfortunate to take the time of busy people -- both staff and commissioners -- to attend such meetings and really, I felt that the whole conference was a waste. I felt that our representatives and the commission ought to take some directives to NAHRO for the designs of future NAHRO meetings and perhaps they could learn from the Pacific Southwest on how to have a meaningful dialogue. It's really unfortunate because there were many experts. I spent a large amount of my time trying to determine the pros and cons of the merger of housing authority and redevelopment agency which is an issue that's obviously here. Out of the five people I spoke with -- these are people who are involved, experiencing that type of relationship -- four felt negative toward the merger and one felt positive."

CORRECTION TO PAGE 4, PARAGRAPH 5, LINE 10 AND ON SHOULD READ:

"Commissioner Wallace stated that she was impressed with the Security Workshop at the Minneapolis Conference. After leaving the NAHRO TPP Workshop in April, in San Antonio, Texas, which dealt with security, she then toured the Dallas Housing Authority to observe their operations and experience their security program in the TPP area. She noted that the slide presentation which was shown at the Minneapolis conference was the same slide presentation that was shown at the Dallas Housing Authority while touring there in April. Commissioners Colbert and Ubalde also attended the Minneapolis Security Workshop. She stated that, in her opinion, Dallas has a better security program than we have.

"The Coalition of Public Housing Security Chiefs around the country, and NAHRO, are now working on getting adequate federal funding for public housing security programs."

CORRECTION TO PAGE 6; PARAGRAPH 2 SHOULD READ:

"Acting Chairperson Wallace suggested before there were any press releases on training, the Executive Director and Staff should meet with Commander Weatherspoon and his Staff."

CORRECTION TO PAGE 6; PARAGRAPH 6 SHOULD READ:

"The Secretary said we will prepare a report to update the Commission on these issues and then schedule a briefing session with Commander and appropriate staff and Commissioners."

Commissioner Anderson seconded the motion to approve the Minutes as amended. Unanimously passed.

7. GENERAL COMMUNICATIONS:

None.

8. REPORT OF SECRETARY:

NATIONAL TENANTS ORGANIZATION WORKSHOP IN WASHINGTON, D.C.
OCTOBER 14-16, 1977:

The Secretary announced that Chairperson Wallace, Ms. Jennie Hammond and several other representatives from the Public Housing Tenants Association had attended this workshop. He called on Ms. Hammond to make her report.

After first congratulating the new Officers, Ms. Hammond stated she had had the privilege of attending the Interview at the Capitol View Plaza Complex on East Capital Street in Washington, D.C. She said they had many of the same problems we have, and read the following report:

INTERVIEW AT THE CAPITOL VIEW PLAZA COMPLEX ON EAST CAPITAL STREET

UTILITIES: Last month, the District of Columbia imposed a surcharge on tenants in public housing for the freezers, clothes dryers, air conditioners, and extra refrigerators.

\$12,307 was collected last month. That is not the total amount expected. There will be more once housing get a more complete record on who owns appliances.

Melvin Goodwin, the City Property Management, said he had been in some of the 11,900 housing units where tenants had as many as three or four refrigerators and freezers.

Now, if a resident has a non-frost-free freezer in his apartment, he is charged an extra \$5.00; a frost free freezer, \$7.00; a dryer, \$4.00; an airconditioner during the summer months, \$17.00; a frost-free refrigerator other than the one provided by Housing, \$3.00; and one that is nonfrost-free costs \$3.00.

A resident complained that housing is charging the same for the appliance no matter how large they are, how often one is used. She pays the same for small, seldom used dryer as someone who has a high-powered one.

Other residents said that the new policy means they'll think about it twice before turning on the air conditioner next summer.

District of Columbia Housing Authority has a study under way to determine if installing individual meters on all public housing is feasible. Management said it appears to be possible, at least on the townhouse style units.

Some units already are individually metered, and some families who pay their own utilities are given a reduction in rent based on "reasonable" use.

HUD has asked public housing officials throughout the nation to study whether individual meters can be used to monitor the use of utilities. This would replace master meters used in many projects to support national energy conservation goals, according to Edward Wipple, Chief of the Rental and Occupancy branch of HUD's office of housing.

The City of D.C. Public Housing has a \$22 million operational budget, and \$11.5 million go for utility costs -- water, fuel, gas, electricity, and labor to maintain such things as boilers. The previous year, the same operation had been about \$7 million.

Chairperson Wallace had also attended this Workshop. She said she was particularly pleased because we had nine residents from the Western Region and the Western Region has the most states in it -- we cover 18 states which is very hard for me to cover. I was very pleased to note that there was one representative from Albuquerque, New Mexico. The rest of the representatives were from the State of California. We had three from San Francisco, three from Marin City, two from San Joaquin County. I was very pleased also, that the group that came out of Atlanta brought a busload of residents. There were residents from most of the states. Most of the business meetings were held in my room.

She said in the last two years we have given up having the National Conference on the West Coast where it's supposed to be. This year, as it did not come off in Detroit, we're going to host it in Las Vegas, Nevada. The tenants there asked for it, and wanted it, and we felt rather than go to Miami, Florida, Las Vegas was closer.

Chairperson Wallace also said she was very disturbed to note some of the things in Georgia dealing with the management provision and with the lease and grievance procedure were the same as in San Joaquin County. Where an individual was already a resident of public housing and moves into a larger unit because there was a change in the family size, they now have to pay an additional \$50 deposit. She said she was quite disturbed that a person who lived in a unit for 16 years, suddenly -- because his family got larger -- had to pay an additional deposit on top of the original \$25. Another thing which was disturbing to her was that -- in Georgia particularly -- the increase of 25% of their gross is being added on every two months at the rate of 2½% which she felt was totally ridiculous. What disturbed her even more was that in Georgia they have three tenants on their Commission and this situation got right past them. She felt the good side of it was that they did, in fact, send letters -- and she, personally, sent one -- to Mrs. Harris in reference to the representatives on tenant participation in the task force that she has put together. She was pleased to note that Mrs. Harris had not finalized it since the West Coast, the Midwest and the South were not represented. The representatives were all chosen from the East Coast

which means that there is somebody from the East going around the country on those hearings to talk about the problems here on the West Coast which they probably don't know anything about. We do not know who this person is going to be. We should have representatives from the West Coast who know the kinds of problems that exist here. If suddenly we find out from an article in the newspaper that they are going to hold a hearing in the West tomorrow, and no tenant shows up, no citizen shows up -- we would be in a bad position. If we have representatives on that task force, at least they could speak to the issues on the hearings and the kinds of things that involve us.

She went on to say that representatives from other regions did stay over in D.C. to meet on Monday morning with Mrs. Harris on the task force. She was not able to stay over because of scheduling some things here, but the group from Marin stayed, Ms. Hammond from San Francisco stayed; Boston, Massachusetts' Commissioner, Mrs. Wise, and many others did stay over. It was well attended and we will be getting the results of that meeting.

The Secretary thanked her for her report.

He then read the following report:

STATUS "COALITION AGAINST NIHONMACHI EVICTIONS" (CANE):

On October 13, 1977, the Commission held a Called Meeting to investigate the suggested disposition of housing located at 1531 Sutter and 1869 Buchanan. Opinions were heard from the Coalition Against Nihonmachi Evictions, the San Francisco Redevelopment Agency and the Western Addition Project Area Committee. At the conclusion of the various testimony, the Commission moved to request Authority Counsel to discuss the legalities of any Commission action to acquire the aforementioned buildings, as the Coalition desires, with the City Attorney's Office.

Pursuant to the Commission motion, Counsel Sullivan contacted Bob Kenneally of the City Attorney's office on October 21, 1977. Mr. Kenneally agreed with the Counsel's opinion regarding the legality of SFHA acquisition. This opinion will be reiterated below.

Prior to proceeding with a recommendation, Staff would like to once again point out four significant factors of law and prior Authority history:

1. The Authority has a strong record of building low-rent public housing in and contiguous to Nihonmachi (Japantown) dating from the 1943 opening of Westside Courts to the 1970 completion of the 1880 Pine Street building for the elderly. In all, there are 1225 public housing units for families and elderly in this vicinity.

2. The agreement between the Redevelopment Agency and the Nihonmachi Development Corporation is a valid, binding contract.

3. The Health and Safety Code of the State of California, which contains the Housing Authorities Law, and the Redevelopment Agencies Law, makes it clear that a public housing authority must have the permission of the city, county, state, or political subdivision thereof, to use its powers of eminent domain to acquire a building in control of one of those jurisdictions.

As the Redevelopment Agency's Executive Director states in his letter to the Housing Authority, October 12, 1977, "these buildings are not available for purchase".

4. The Redevelopment Plan for the Nihonmachi area has been approved by the board of Supervisors of the City and County of San Francisco.

As mentioned above, the City Attorney's Office, in the person of Mr. Kenneally, has informed Counsel Sullivan that his office is in agreement with Counsel on the legal validity of points 2 and 3 enumerated above.

Therefore, Staff is recommending that this agency concur with the approved Redevelopment Plan and that we choose not to use our powers of eminent domain to acquire the buildings at 1531 Sutter and 1869 Buchanan.

He went on to say that the Commissioners had in their possession a copy of a letter from the Coalition to Support Nihonmachi Tenants dated October 25, 1977, which follows:

"Mr. Walter Scott
Secretary, San Francisco Housing Authority
440 Turk Street
San Francisco, CA 94102

Re: 1869 Buchanan Street and 1531 Sutter Street

Dear Mr. Scott:

"On behalf of the Coalition to Support Nihonmachi Tenants, I wish to formally protest the scheduling of an agenda item concerning the above-mentioned buildings for the October 27, 1977 Commissioners' Meeting. I also wish to request in the strongest possible terms that this item be put over until a later date.

"The Coalition did not receive any notification that this item would be heard on the 27th until the afternoon of October 25th. The notice which we did receive did not even state that a decision was anticipated, but rather referred only to a "Status Report." It was only through telephoning Housing Authority staff that we learned of the impending decision. This lack of adequate notice will certainly prejudice the ability of the Coalition to address questions which may be raised on the 27th and indeed represents a denial of our right to participate in a public meeting.

"The Coalition has also investigated whether legal bars exist to the use by the Housing Authority of eminent domain in purchasing the buildings. Our investigation indicates that the Housing Authority does have the power to acquire buildings already dedicated to a public use (as are the two buildings under consideration) if the acquisition is for a more necessary public use. Authority for this is found in Section 1240.610 of the Code of Civil Procedure.

"Testimony at the October 13, 1977 meeting clearly establishes the fact that the Housing Authority acquisition of the buildings would result in a more necessary public use than that planned by the Redevelopment Agency. Neither site's development plans contain any guarantee of low-income housing. Should the Housing Authority wish further documentation of the pressing need for low-income housing, thus further demonstrating the necessity of Housing Authority acquisition, the Coalition will be happy to provide this at a later date.

"In closing, I wish to state once again our demand that no decision be made until a full investigation into all aspects of the situation has been completed. A decision at this point would be premature and could only prejudice the rights of the Japanese community to low-income housing."

Sincerely,

/s/ Anna Whittington

Anna Whittington
Coalition to Support Nihonmachi Tenants"

After hearing the Secretary, Chairperson Wallace asked the Board's pleasure.

Commissioner Anderson said he hadn't heard a historical "track record" relative to this project and, having received City Attorney's opinion, it was his conviction that the most important component of this problem was the property owner -- he understood that the property owner is working

with the Redevelopment Agency to work out a plan whereby the property owner will obtain Section 8 financing and in so doing, the place will be remodeled and provisions made for low-cost housing in that area.

Therefore, Commissioner Anderson moved that we concur in the recommendation of the Director. Commissioner Byrnes seconded, saying she concurred because of the opinions of our Counsel and the City Attorney. She felt the motion was in order.

At this point Ms. Geri Bunker, representative of the Coalition to Support Nihonmachi Tenants, read the following statement:

(Commissioner Colbert entered the meeting at 10:35 A.M.)

COALITION TO SUPPORT NIHONMACHI TENANTS STATEMENT FOR
HOUSING AUTHORITY

The Coalition to Support Nihonmachi Tenants is here today to demand that you immediately take action to save the buildings at 1869 Buchanan and 1531 Sutter Streets as low-rent housing in the Japanese Community and allow the tenants to remain. We are here to express our outrage at the way tenants and supporters have been treated by you, the RDA, and by the city government of San Francisco as a whole. While you and the RDA have a seemingly limitless supply of "legal" and moral excuses for not taking any action to meet the just demands of the tenants, you do not hesitate, at your whim, to order your police bullies to illegally exclude supporters of the Nihonmachi tenants and others from these supposedly public meetings, and do not even have the decency to give the tenants advance notice of your plans to make a decision on the fate of their homes. Recently the RDA tried to use a round-the-clock occupation of the buildings by armed guards to harass the tenants into moving. This led to their goons breaking into and ransacking the tenants apartment -- where were your legal and moral qualms when that happened?!

You and the RDA and your friends have no qualms about slandering the motives of the tenants and supporters. You put out that we just want cheap rents, a special deal. You say you represent the community, and yet you and your cronies, the city government, and the big corporations seem to be the only ones that can't see -- or is it can't admit? -- what has given the tenants and supporters the strength to withstand a year long campaign of threats, harassment, lies, slanders, eviction notices, burglaries against the tenants, in the latest chapter in the 20 year vendetta against the Japanese community. In fact, the source of our strength is that our cause is just -- we are fighting against the destruction and dispersal of the historic Japanese community as part of the struggle for full equality for Japanese Americans and all Third World and working people. We are fighting for the peoples right to decent low-rent housing in communities that meet their needs. We are fighting in support of the just and inspiring stand of the tenants in refusing to move in the face of tremendous pressure. We know that the tenants stand is not just a matter of these two buildings, but like the International Hotel has become a focal point for resisting the city-wide destruction of low-rent housing and dispersal of the communities of Third World and working people. For that reason we have tremendous support throughout this city and our support is growing daily.

On the other hand, the SF Housing Authority has failed to take any action to oppose the destruction of low-rent housing and the dispersal of Third World communities. In relation to the problem in Japantown, you have done nothing but wring your hands, sometimes express sympathy, come on heavy the next time, and expect us to settle for RDA's pie-in-the-sky proposal of some vague promises to apply for Section 8 at a later date. Your legal objections are nothing but a cover for your basic opposition to the tenants demands. For example, the law clearly states that you have the power of eminent domain over a piece of property owned by another government agency if you intend to use the building for "a more necessary public use".

Obviously, the masses of Japanese Americans feel a tremendous need for the survival of a Japantown with low-rent housing, small shops, and facilities for community organizations. Such a community is in the interests of current residents, as well as a political, social, and cultural center for Japanese Americans throughout the city and Northern California. Similar communities serve the needs of people of various nationalities, and attacks on them have sparked a broad resistance to the city-wide development plan.

By refusing to immediately take strong and decisive action to meet the tenants demands, the Housing Authority is siding with the RDA, the rest of city government, and the tiny but influential handful of big businessmen and landlords who want to see Japantown transformed into a tourist and trade center, and workers and small shopkeepers, retired and young people driven from the community.

This is nothing new for the SF Housing Authority. You have worked hand in hand with RDA to carry out evictions and demolish low-rent housing in the Hunter's Point area, and only in the face of mass pressure and resistance did you make changes in the Target Projects Program.

At the International Hotel you failed to effectively use your eminent domain powers to save that important facility in the Chinatown/Manilatown community, and even had the callousness to deny the I-Hotel tenants, who you supposedly were fighting for in court, their right to speak in your public meeting on the eve of their forcible eviction by over 400 police and sheriffs officers. This is also the way you treat us. Maybe you should change your name to the San Francisco Eviction Authority!

We urge the SFHA to see the handwriting on the wall, to stop ignoring the tremendous pressure for low-rent housing and against redevelopment growing among the masses of people in this city, to respond to the just demands of these tenants in the interests of all Third World and working people, and to immediately take any and all necessary action to save the buildings at 1869 Buchanan and 1531 Sutter as low-rent housing in the Japanese community. Rather than hiding behind legal or other objections to the constructive and useful proposal put forward by the Coalition, the SFHA must immediately take action to commit its powers and resources to saving the buildings and allow the tenants to remain.

The tenants and supporters stand united and unyielding: WE WON'T MOVE!! We also promise you that the HA's role and responsibility in the unending attacks on the city's Third World communities has been and will increasingly be exposed and publicized.

Regarding today's meeting: We encourage you to continue to investigate and discuss all aspects of the situation affecting these two buildings and the tenants' right to remain.

The Housing Authority must take up its responsibility to provide adequate low-rent housing in Japantown, which, until now, it has failed to do.

As we stated in our letter which you should have before you, because of lack of adequate notice given us, we have, of course, been unable to notify our supporters, or complete and prepare our legal research on the question. Because of this we feel you cannot make a valid decision today.

The Chairperson thanked her and said she appreciated her comments. She also said she felt the Commission had done their duty and referred back two meetings when CANE came before the Commission and stated at that time that it was a matter of urgency that the Commission move on this. At that meeting -- if I recall, Mrs. Whittington was here -- at that time I stated very clearly that I would like to have a list of the people that needed to be contacted. On that list I got two organizations (held up paper). In accordance with our procedure and bylaws, its very clear that you're supposed to give 48 hours notice. From the 25th of October to today is what? Today is the 27th? I suggest you've had ample time based on your urgency to speak and to have us here. As you well know, we called a special meeting because it was an urgent matter that we deal with this situation. And now, in this letter that was brought here yesterday it says that you weren't given enough notice and that you need more time to prepare your case. Well,

as far as I'm concerned -- and I can't speak for the entire Commission -- we're moving this matter because you said it was a matter of emergency.

Ms. Bunker protested that two days was not enough to be advised of a pending decision. They had no idea we were going to make a decision, but rather the notice indicated they were only on the agenda. She again repeated, if the Commission was really concerned and wanted to hear the full story, they would not make a decision this day. They asked that the decision be put off.

Chairperson Wallace then said, what you're saying is that you don't really have an urgent matter before you.

Ms. Bunker responded that they absolutely do have an urgent matter.

Wallace: No, but wait a while, I'm quoting what you said before we started. At that time it was urgent because the redevelopment was going to demolish...

Bunker: They ARE going to demolish.

Wallace: So today it's not urgent, is that what you're saying?

Bunker: It's absolutely urgent that you do not make a decision today -- we're asking you to wait until you hear the full story.

At this point, Mr. Brian Spiers, the attorney representing tenants, asked to speak.

Wallace: At the last meeting, I recall, you weren't here. At that time Mrs. Whittington, another attorney and another man -- I can't recall his name -- all came up. You were not here.

Spiers: Correct.

Wallace: Now, basically, it is now a quarter of eleven and we do have a motion on the floor. I will ask this body what they would like to do.

Spiers interrupted but Wallace said, just a moment, I'm asking this body what do they want to do. I'm not making that decision.

It was suggested by the Commission that Mr. Spiers be heard.

The Secretary said, before we hear from Mr. Spiers, I think we should mention that at the Special Meeting, Mr. Randall Pagett appeared and said he was the attorney representing the tenants.

Mr. Spiers said Mr. Pagett was an associate of his, and he, himself, came late to the last meeting.

Mr. Spiers then stepped forward, saying, I think the question you should take up is whether or not to decide today. When the Commissioners are being asked to set over the decision, it is not in contradiction to what has been said before about the urgency. It is urgent because there are tenants who are facing eviction. Secondly, there is no replacement housing. There is not adequate low rent housing in that area. That's what makes it an emergency situation. And if the Board goes ahead to decide today, based on the Staff recommendation, it's clear that the decision will be not to do anything about the buildings. Because the emergency situation is set off because of the situation of those two buildings is not in conflict and I support your taking the time that it takes to consider all of the factors.

First of all, on whether or not you should take the buildings -- whether you should buy the buildings either now or as soon as possible, say after they transfer the one building to Mr. Ashizawa, according to the private agreement, not the NCDC Agreement, that they have on one of the two buildings. First, there's an emergency situation in housing in

the area. There has been a decline in low-rent housing regardless of what is said here and now about the steps, whatever they've been, on the part of the Housing Authority to build additional units. The percentage of low-income families in the area of Nihonmachi declined from 88.5% in 1950 to 14.7% in 1970. There is according to a 1973 vacancy survey in the Western Addition. There is also a decline in the total number of units, and the vacancies in those units declined from 9.7% vacancy rate in 1973 to 4.3% in 1976. HUD considers a 5% vacancy rate to be an emergency housing situation. So we are faced with an emergency housing situation, both as to these buildings and the area as a whole, regardless of the specific plans that you have pointed out. In addition, in Nihonmachi, the JARF Program, which was referred to at the last meeting supplied 245 units for the elderly, but only 1/3 of those are covered by rent subsidies. Only 350 more low-cost units in this area are even planned or referred to by the Redevelopment Agency and no sites for those units have been specified. The point is that there's a need for low-rent housing. If all that's built is market-rate housing, for which there is a temporary government rent subsidy, there's no provision then made for permanent low rent housing in this area. And when we talk about Section 8 housing, we're talking about a temporary situation, in that if we get another president like Nixon, or even under the current one, that Section 8 housing could be gone within the matter of a month.

Both your staff and we agree that these buildings are suitable for your acquisition. There's nothing wrong with the buildings that prevents you from taking them. The tenants are facing removal, and that's part of why it's an emergency situation and that, in turn, is a part of dispersal in the community. Aside from whatever steps you point to that might have provided housing for people in the past, or may in the future, what's going on now is a part of that systematic destruction of the community that once was 20 blocks and now has been reduced to very little -- reduced to small commercial shops that, themselves, have a hard time making it because the base of the community has been drawn out. I want to reiterate that this aspect of Section 8 housing first of all only applies to one of the two sites that we're talking about. The Section 8 housing not only is temporary but it isn't even guaranteed for the site that the agency claims there will be low-rent housing on. It won't be low-rent, it will only be low-cost only on a temporary basis even if they get the Section 8 subsidy.

So, I think first of all, on the question of should you buy the buildings, I think there are strong reasons why you should and, obviously my opinion is that you should and that you should take more time to consider these factors. There is no up to date survey on exactly what the housing needs are in this community and I think that if you do that you will find the latest kind of data that tells you exactly what the housing situation is.

The second question is, can you buy the building? Once you look at whether or not you should, I believe that the strongest thing that can be said about the legal situation is that there are provisions cutting each way because even though you point to the Health and Safety Code with one hand, at the same time there are provisions of the code of Civil Procedure that provide for exactly the kind of thing that I believe is in the interests of the tenants and that the Coalition has been speaking to which is, acquisition on your part from another government agency. A specific provision 1248.610 of the Code of Civil Procedure provides for a situation where one agency owns a building and there's a dispute about what to do. It says that where there's a more necessary public use, it can be litigated. It isn't a matter -- if you look at what the law says and you drop it. I think that if you look to this situation, see that there is a responsibility that you can take up, that it means, then, that you should be trying to get the building. Where there's a conflict in what the statutes say, you can still make an effort to go ahead and try to buy the buildings. There's nothing that prevents you from doing that and I think that it's well worth the effort.

The third thing I want to say, speaks to whether or not more time is needed. I think that a day-and-a-half's notice, which is in practice all that it was since mail comes mid-day Tuesday and people were asked to be here the morning of Thursday. I myself had insufficient time to contact the people who, in the past, have provided information to me. For instance, a member of the Human Rights Commission who has provided affidavits in one of the court actions that was taking place -- and still is taking place in this matter -- we were unable to contact him to get further information on the housing situation. The Building Commissioner who was a part of our efforts to assess the buildings in the Spring -- I haven't been able to reach him. And I say that, even though I got in the mail that notice that was mailed out -- I'm not saying I didn't get it -- it was a matter of it wasn't enough time. So that I think that both because of the continuing emergency situation, which I think you still need to look more closely at -- and the legal situation -- more time is needed to assess those things and I don't think you should just sit on what you have now. I don't think there's been a full enough hearing and I think that it should be put over. I think that the Housing Authority should continue to give it its attention and not just let it fly, but I think that the thing we have to look to is the interest at stake, low-rent housing and the tenants of this area. That's what tells us it's an emergency situation. When we have to look at a lot of factors and in doing that it takes somewhat more time to do it, then I say that we should do it. Thank you.

Commissioner Ergina asked of Mr. Spiers, first, what is it that we ought to know?

Spiers: First thing I point out is the housing conditions which were only spoken to in general terms at the last meeting. By housing conditions, I mean the degree of need in the community for low-rent units.

Commissioner Ergina said, we have got that information.

Spiers: The part of the last meeting that I heard referred in general to housing needs, but I don't think there was any specific data brought before you that sets that out, and I think that that's part of what the emergency is. Secondly, is the legal aspect. You asked me what you should look at. The second is the legal aspects which I think are conflicted. And I think that if you want to make the effort to investigate the situation I think that we should go ahead and look into whether there is still room to move, legally.

Commissioner Ergina said the second question I would like to ask -- you mention Section 8 as temporary. What is the meaning of your statement, "temporary"?

Spiers: Number one, Section 8, once gotten for a building -- my understanding of it is that if it's approved for a given building, it's on a contract basis with the owner of the building. The contract then must be renewed. The contract, then, isn't guaranteed either on the part of the owner of the building or the Government. It's one that has to be offered again, and one that has to be accepted again.

Number two, Section 8 is only being talked about for one of these two buildings. It is that where Section 8 is being talked about, for a new building that hasn't yet been constructed. We don't know how many units are going to be constructed, we don't know how many units there would be approval for. What we're speaking of specifically, is this: That the Agency and the Nihonmachi Community Development Corporation plans call for destruction of the building located at 1869 Buchanan Street, and use of three sites that are right there on the corner for a new building. That new building we can see no plans for. There has been reference to a varying number of units that might be built there, and the agency says that the developer for that site will apply for section 8 housing. That he has said that he will apply for it. That doesn't mean he is going to get it. The Agency has told me and has told other people that, certainly there is no guarantee that there's going to be Section 8 housing

there. No one can guarantee it. There is no guarantee the owner will apply for it and that stems from the fact that in this 4-block area that the Agency has an agreement to allow the NCDC group to develop in that 4-block area. This developer, Mr. Ashizawa himself, has stated that they have no plans for low-rent housing in there. Now, that's the history leading up to this point. There has been no low-rent housing built in that four-block area and that was a conscious policy of the NCDC -- Nihonmachi Community Development Corporation -- the private development group. That proves, then, there is a history of wanting to keep low-income people out of that area. Even though they've been in this community for a long time. The people at Sutter Street, for instance, have been there over 20 years. They have literally been in that building for over 20 years. And the NCDC has no plans for low-rent housing. With that backdrop and with no explicit contract that even binds Mr. Ashizawa to ask for the Section 8 housing, let alone get it, I think we're in a very iffy situation. I don't think we're in a situation where the Housing Authority can conclude that there's going to be some low-rent housing provided anyhow because I quite honestly don't think it's going to appear. I don't think it's going to appear next year -- I don't think it's going to appear three years from now when Mr. Ashizawa plans to build at the site that the Agency wants to demolish, and I don't think it's going to happen at all in this immediate area. That's what I think you should be looking to. I think that it's very important that you look more into the background of the particular sites and the particular area before you make your decision.

Both Commissioner Ergina and Chairperson Wallace thanked him.

The Secretary addressed the Commission saying, for Mr. Spiers' information all of the housing needs of this city had been updated from the figures that he gave, starting with the housing assistance plan which was a requirement of Block Grant Funding under the Community Development program of the Housing Act of 1974, and that has been done since 1975. The Redevelopment Agency and all of the agencies in San Francisco involved in determining what the housing needs are have been kept up to date since 1974. One other point I would like to make to the Commission -- we have approximately 120-odd vacant units of all sizes right now in the Plaza Complex, which is from 2 to 6 blocks from the four-block area that Mr. Spiers and CANE are talking about, and I don't see, in Staff's opinion, the logic behind acquiring units just because they happen to be in that 4-block area when we are having difficulty filling the vacancies in the low-rent units available right now. The individuals who are residents of those complexes, as certificate holders being displaced by the Redevelopment Agency, would have first priority on those units. We would like to offer those vacancies to CANE and those tenants now.

Chairperson Wallace asked for further questions.

Chairperson Wallace said there was a motion on the floor that we adopt Staff's recommendation. There was a roll call vote. The ayes were Commissioners Ergina, Byrnes, Helpman, Colbert and Anderson. No Nays.

The meeting was recessed for five minutes when suddenly a member of the audience became ill and was taken to the hospital.

When the meeting was reconvened, the Secretary asked that the records show Commissioner Helpman asked to be excused. There was still a quorum.

STATUS REPORT OF SECTION 8, NEW CONSTRUCTION OF 42 LARGE
FAMILY UNITS IN THE WESTERN ADDITION.

The Secretary highlighted the following report:

In accordance with the passage of Resolution 2104 by the Commission on September 8, 1977, staff submitted an application to HUD for the construction of 42 large family units in the Western Addition through the Section 8 Housing Assistance Payments Program for New Construction. The 42 units would be located on six sites reserved by the San Francisco Redevelopment Agency for the Housing Authority (formerly known as Cal 1-26 Scattered Sites).

In a letter dated September 27, 1977, HUD informed this Authority that our proposal has been approved subject to compliance with routine HUD regulations for newly constructed family units.

Below please find a chronology of events concerning what is left of the original scattered site program of 200 units for large families in the Western Addition:

1. January 1969

A development program for 200 scattered site units in the Western Addition was submitted to HUD with a total cost of \$6,220,767 or \$31,104 per unit.

The HUD Area Office advised the SFHA to reduce the unit cost. They felt a cost reduction possible based on the assumption that the lowest possible bids could be obtained.

2. April 1969

A revised development program was submitted with a cost of \$5,930,476 or \$29,652 per unit. Unofficial HUD responses were not encouraging even though the revised program was within the statutory room costs.

3. February 1970

Congressional approval of increases in statutory room cost resulted in the SFHA resubmitting a development program. This newly revised program called for 90 units, a number agreed upon with HUD officials to increase chances of approval by the HUD Central Office. The total cost of the program was then \$3,089,330 or \$34,325 per unit.

4. August 25, 1970

Informal discussions with HUD officials prompted a further program submittal which combined the proposal for large family units with an elderly project in order to reduce the per unit cost. This proposal called for 99 units of elderly housing on a distinct location and 90 units for large families with an average per unit cost of \$29,700.

5. August 28, 1970

HUD responded to the various proposals. They were disapproved by the Central Office. HUD directed the Housing Authority to use a competitive turnkey method of constructing Cal 1-26, and officially recommended the project be split in two with one increment comprising 90 units and the second, 110 units.

6. August 1971

Following HUD's direction, a request for proposals utilizing the competitive turnkey method was prepared and properly advertised.

7. January 1972

A turnkey developer was selected. However, after several months it became evident that he was unable to perform pursuant to the terms of the contract.

8. December 1972

Staff recommended to HUD that the contract with the developer be terminated and that the Authority be authorized to proceed to utilize the developer's architect under the conventional construction program. HUD approved of this request. The Commission formally authorized staff to proceed with the architects in question, Dennis and Cochran, on December 14, 1972.

9. June 1973

HUD informed the Housing Authority of a new requirement for construction of all additional conventional public housing. HUD would not now approve a project in which "financial feasibility analysis indicates that routine operating expenses will exceed an average of 85% of the achievable dwelling rent during the first five years of project operation." At this time, the architect had completed the schematics and was 20% into the working drawings. The SFHA could not meet that financial feasibility criterion and hence work was stopped on this project.

Pursuant to the authorization granted the Executive Director under Resolution 2104, and the September 27, 1977 letter from HUD regarding approval of a 42-unit, Section 8 new construction development on the sites formally allotted to Cal 1-26, the Executive Director has taken the following action:

- a. Authorized Charles Dennis, architect, to complete the working drawings. As noted above, Mr. Dennis had originally been hired with Commission approval on December 14, 1972. His work was 20% complete at the time that HUD's financial feasibility determination placed the work in abeyance.
- b. Instructed the Program Development Department, along with the Central Building Manager, to begin immediate negotiation with the Redevelopment Agency for the acquisition of the six Western Addition sites.
- c. Arranged for a meeting with the Commission's Site & Design Committee to review the history of the public housing sites in the Western Addition and for said Committee to meet with Mr. Dennis, the architect, and representatives of the Redevelopment Agency, representatives of WAPAC, and our Staff to further study and monitor the progress of these large family units to be constructed under the Section 8 program.

The Commissioners were also furnished a chart showing site and unit information and a map pinpointing the location of the six sites.

There being no questions, Chairperson called for report of Counsel.

9. REPORT OF COUNSEL:

Counsel Sullivan stated there were just routine things. We are still on stand-by on the Barsh and Lowy matter. We received a telephone call last Monday to stand by until receipt of another telephone call.

10. UNFINISHED BUSINESS:

The Secretary read the following:

TARGET PROJECTS PROGRAM - STATUS REPORT

October 6, 1977

Received HUD Area Office written report regarding their quarterly Target Projects Program review, conducted during the months of August and September 1977.

HUD has requested that they be provided with a response to this review within thirty days of 10-6-77.

Summary of the Hardware Component:

The Modernization of the thirty units, in Cal 1-17A (Upper West) is 90% complete. The finishing of carpentry, painting, and flooring is proceeding in all five buildings.

A fire of unknown origin occurred on the night of October 11, 1977. Two apartments in one building were heavily damaged. These units are being bypassed temporarily in the construction sequence because of extensive damage. It is anticipated that repairs will take approximately two weeks to complete.

The Revised Target Projects Program Modernization Application is still in the HUD offices awaiting approval.

Summary of Rehousing Component:

The following statistics on the number of TPP residents rehoused temporarily and/or permanently are based on data recorded up to October 7, 1977:

Number of persons rehoused to date:	276
Number of persons rehoused temporarily to date:	113
Number of persons rehoused permanently to date:	163
Number of persons remaining to be rehoused:	633

The following is the percentage breakdown on areas where rehousing has taken place:

City-wide Public Housing:	90%
Other Low Income Subsidy Programs (Section 8, 236, etc.)	5%
Private Sector:	5%

11. NEW BUSINESS:

The Secretary presented the following resolution with the statement that Staff recommends adoption:

RESOLUTION NO. 2114

RESOLUTION AUTHORIZING TRAVEL TO SACRAMENTO, CALIFORNIA,
TO ATTEND PSWRC-NAHRO COMMISSIONERS' WORKSHOP
AND ANNUAL WORKSHOP, NOVEMBER 11-14, 1977

RESOLUTION NO. _____

RESOLUTION AUTHORIZING TRAVEL TO SACRAMENTO, CALIFORNIA
TO ATTEND PSWRC-NAHRO COMMISSIONERS' WORKSHOP AND ANNUAL WORKSHOP,
NOVEMBER 11-14, 1977

WHEREAS, the Pacific Southwest Regional Council of NAHRO
will also hold its annual general workshop in Sacramento, California,
November 11-14, 1977; and

WHEREAS, the Pacific Southwest Regional Council of the
National Association of Housing and Redevelopment Officials will
hold a workshop for commissioners of housing authorities and redevel-
opment agencies in Sacramento, California, November 12-13, 1977; and

WHEREAS, this Authority deems that the attendance at the
Commissioners workshop of such members of this Commission as the
Commission and the Executive Director may indicate is essential to
the conduct of its low-rent housing operation; and

WHEREAS, this Authority deems that the attendance of such
Staff as the Commission and the Executive Director may designate at
the annual Workshop is essential to the conduct of its low-rent
housing operation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE
HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That such members of the Commission as the Commission and
the Executive Director may indicate be authorized to travel to
Sacramento, California, November 11-14, 1977 for the purpose of attend-
ing the aforementioned Commissioners' Workshop.

II. That such members of the Staff as the Commission and the
Executive Director may designate be authorized to travel to Sacramento,
California, November 11-14, 1977 for the purpose of attending the
concurrent annual Workshop.

III. That travel time, expenses and per diem be allowed in
accordance with the travel policies of this Authority.

IV. That this Resolution become effective immediately.

Commissioner Byrnes moved this resolution be adopted. Seconded by Commissioner Anderson with unanimous approval.

The following resolution was read with the Secretary asking Mrs. Alyce Patti to come forward:

RESOLUTION NO. 2115

RESOLUTION COMMENDING
ALYCE I. PATTI
ON THE OCCASION OF HER RETIREMENT
AS SENIOR CLERK TYPIST IN THE RENTAL
DEPARTMENT OF THE HOUSING AUTHORITY OF
THE CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 2115

RESOLUTION COMMENDING ALYCE I. PATTI
ON THE OCCASION OF HER RETIREMENT
AS SENIOR CLERK TYPIST IN THE RENTAL
DEPARTMENT OF THE HOUSING AUTHORITY OF
THE CITY AND COUNTY OF SAN FRANCISCO

WHEREAS, Alyce I. Patti on November 1, 1977, will retire as Senior Clerk Typist of the Rentals Department after having served in numerous capacities with this Authority for 25 years, 10 months, and 28 days; and

WHEREAS, Ms. Patti was initially employed on December 3, 1951, as a Control Clerk and over the years progressed through almost every clerical classification in the finance, accounting and rental units; and

WHEREAS, during five years of her tenure Ms. Patti held the title of Housing Authority Cashier; and

WHEREAS, throughout her employment Ms. Patti displayed a diligence to detail and loyalty to purpose that made her efforts outstanding;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission extend to Alyce I. Patti its appreciation for long and faithful service and its best wishes for a happy retirement.

/s/ Cleo F. Wallace
Ms. Cleo Wallace, Vice Chairperson

/s/ Martin L. Helpman
Mr. Martin Helpman, Commissioner

/s/ Amancio Ergina
Dr. Amancio Ergina, Commissioner

/s/ A.C. Ubalde, Jr.
The Rev. Dr. A.C. Ubalde, Jr.,
Commissioner

/s/ Joan M. Byrnes
Ms. Joan M. Byrnes, Commissioner

/s/ George Patton Colbert
Mr. George Patton Colbert,
Commissioner

/s/ Booker T. Anderson
Booker T. Anderson, Commissioner

ATTEST:

/s/ Walter L. Scott, II
Walter L. Scott, II, Secretary

There was a long round of applause for Mrs. Patti, after which the Chairperson asked Mrs. Patti if she would like to speak.

Mrs. Patti said she had nothing to say, save to thank everyone who helped her. She said she was grateful to the Housing Authority that she could retire now and, again, she thanked all. There was more applause.

Commissioner Byrnes moved that this resolution be adopted with a second from Commissioner Anderson and unanimous approval.

The next Resolution was read by the Secretary with the recommendation, by Staff, that it be adopted:

RESOLUTION NO. 2116
* * * * *

RESOLUTION REJECTING DEMOLITION BIDS
CAL 1-17A WEST
* * * * *

RESOLUTION NO.
* * * * *

RESOLUTION REJECTING DEMOLITION BIDS
CAL 1-17A WEST
* * * * *

WHEREAS, on August 9, 10, 11, 1977, the Housing Authority of the City and County of San Francisco advertised for demolition bids for the three story buildings at Project CAL 1-17A West; and

WHEREAS, on August 23, 1977, the following bids for the demolition work were received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1.	Myron's Demolishing Co.	\$ 97,800.00
2.	Cleveland Wrecking Co.	\$ 99,399.00

WHEREAS, after review of the Authority's budget amount for the work involved, it has been determined that the low bids received exceed the budget amount; and

WHEREAS, the awarding of a contract was contingent upon HUD approval of the TPP Demolition Plan; and

WHEREAS, said approval has not been received during the sixty-day bid holding period.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the bids submitted for the demolition work are hereby rejected.
- II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidders of the rejection of said bids.
- III. That the Executive Director is instructed to re-bid the work upon notification of approval by HUD of the aforementioned Demolition Plan.

Commissioner Anderson moved for approval with a second from Commissioner Byrnes. Unanimously passed.

The following resolution was then brought forward by the Secretary:

RESOLUTION NO. 2117
* * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
TO ATTEND THE NAHRO WORKSHOP,
"THE RIGHT TO A LIVABLE ENVIRONMENT"
NOVEMBER 9-12, 1977
* * * * *

RESOLUTION NO.

* * * * *

RESOLUTION AUTHORIZING TRAVEL TO WASHINGTON, D.C.
TO ATTEND THE NAHRO WORKSHOP,
"THE RIGHT TO A LIVABLE ENVIRONMENT"
NOVEMBER 9-12, 1977

* * * * *

WHEREAS, the National Association of Housing and Redevelopment Officials is holding a workshop in Washington, D.C. entitled, "The Right to a Livable Environment", November 9-12, 1977; and

WHEREAS, the workshop is addressed to meeting the special needs of handicapped and elderly people through housing and community development; and

WHEREAS, federal law calls for all federally-financed programs, including housing to provide equal access for handicapped Americans; and

WHEREAS, approximately 40% of San Francisco Housing Authority residents are elderly and approximately 45% of the current waiting list is composed of elderly families and individuals; and

WHEREAS, this Authority is about to provide 110 units of Section 8 existing housing for those who are handicapped or disabled; and

WHEREAS, this Authority deems that the attendance of such Commissioners and Staff as the Commission and Executive Director may indicate at the workshop is essential to the conduct of its low-rent public housing operations;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Such Commissioners and Staff as the Commission and Executive Director may indicate be authorized to travel to Washington, D.C. to attend the NAHRO workshop "The Right to a Livable Environment", November 9-12, 1977.
2. That travel time, expenses and per diem be in accordance with the travel policy of this Authority adopted January 2, 1977.
3. That this Resolution take effect immediately.

Motion for adoption was made by Commissioner Byrnes with a second from Commissioner Anderson. Unanimously passed.

The next resolution was read by the Secretary:

RESOLUTION NO. 2118

* * * * *

RESOLUTION REJECTING BID

CAL 1-2. POTRERO TERRACE

* * * * *

RESOLUTION NO. _____

RESOLUTION REJECTING BID
CAL 1-2 POTRERO TERRACE

WHEREAS, on September 23, 26 and 27, 1977, the Authority advertised for bids for the installation of new windows and exterior painting at CAL 1-2 Potrero Terrace; and

WHEREAS, on October 11, 1977, the work were received, publicly opened in accordance with prior advertisement, and read aloud, as follows:

1. Joel Li Construction \$269,233.00

WHEREAS, after review of the Authority's budget amount for the work involved, it has been determined that the single bid submittal received exceeds the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the aforementioned bid received for the work is hereby rejected.
- II. That the Secretary-Executive Director is hereby directed to notify in writing the respective bidder of the rejection of said bid.
- III. That the Executive Director is instructed to proceed to re-advertise for bids immediately.

Motion to adopt was made by Commissioner Byrnes, which was seconded by Commissioner Ergina. It was unanimously approved.

APPOINTMENT OF COUNSEL FOR SAN FRANCISCO HOUSING AUTHORITY

The Secretary said, on October 19, 1977, the Commission interviewed candidates for the position of Counsel for the San Francisco Housing Authority.

Commissioner Ergina made a motion to offer the contract of Counsel to the San Francisco Housing Authority to Ms. Lois Johnson who has been interviewed on October 19th, contingent, of course, upon confirmation by Area HUD Counsel, as required by law. Commissioner Byrnes seconded the motion. It was unanimously carried.

The Secretary then suggested that the personnel Committee of the Commission and the Executive Director meet with Ms. Johnson and discuss the terms of both an interim contract and an on-going contract as Counsel to the Housing Authority. The procedures for terminating current Counsel's contract will be followed pursuant to the terms of said contract.

Secretary then stated there were no further items on the Agenda.

12. ADJOURNMENT:

There being no further business to come before the Commission, Commissioner Ergina moved for adjournment with a second from Commissioner Colbert and unanimous approval.

Chairperson

Secretary

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: 440 Turk Street
Thursday, November 10, 1977 *Minutes* San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the Offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, November 10, 1977.

1. ROLL CALL:

Meeting was called to order by Chairperson

Roll Call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
Martin L. Helpman, Commissioner
The Rev. Dr. A. C. Ubalde, Jr.,
Commissioner
Booker T. Anderson, Commissioner

Chairman declared a quorum present. Secretary announced that Commissioner Colbert was excused. The Commissioner had injured his ankle and could not be present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive
Director
John E. Sullivan, Counsel
Lois Johnson, Co-Counsel

2. VISITORS:

Secretary acknowledged and welcomed the following visitors:

Alino Beard, San Francisco League of Women Voters
Joseph Tapacio, Bernal Dwelling Tenants Association
Edward Montoya, Bernal Dwelling Tenants Association
Lidia Romero, " " "
Beletine J. Martin " " "
Edward Romala " " "
Frances E. Williams, PHTA - TPP
Christine Neal " "
Jennie Hammond, President, PHTA
Louise Yee, Ping Yuen Tenant Association

3. APPROVAL OF AGENDA:

Commissioner Byrnes moved the agenda be the agenda of the day.
Commissioner Ergina seconded. Unanimously carried

4. APPROVAL OF MINUTES:

Commissioner Byrnes, with a second from Commissioner Ergina, made a motion the minutes of the Regular Meeting of October 27, 1977, be approved. Unanimously passed.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

ACQUISITIONS OF 935 and 939 EDDY STREET:

Secretary announced that the following report was for the Commission's information only that no action was needed.

Pursuant to Resolution #1981 which was passed by the Commission on May 22, 1975, the Executive Director was authorized to pursue the purchase and/or rehabilitation of the properties at 939 and 951 Eddy Street for use as low rent senior citizen housing. The Resolution was based on the findings of the Site and Design Committee, whose members inspected the locations and properties on April 23, 1975. (Attachment A)

As no development mechanism was available to this Authority from the Federal Government for several years, acquisition of these sites was held in abeyance through the sites continued to be reserved for the Housing Authority by the Redevelopment Agency.

Staff is proceeding to take steps to acquire the aforementioned sites which will contain 62 units as permanent public housing developments for senior citizens. The Redevelopment Agency will rehabilitate the buildings according to Housing Authority specifications and sell them to the Authority. As there are 2300 single elderly currently on the waiting list for public housing units, this acquisition will fulfill a deep need for further low-rent units for the elderly.

REVISED TENANT LEASE:

Secretary announced that the next item under report of Secretary is consideration of revised tenant lease for conventional public housing and Section 23. Secretary stated that as far back as February 22, 1971, HUD issued regulations entitled "Requirements and Recommendations to be reflected in Tenant Dwelling Leases for Low-Rent Public Housing Projects." These regulations were issued to insure uniformity of resident rights and responsibilities throughout the United States and correct the inequities of the past. In San Francisco, with considerable resident input, the Housing Authority adopted a dwelling lease based on these regulations.

However, the 1971 regulations did not entirely accomplish HUD objectives. Not all Authorities across the United States cooperated with the new requirements, and the requirements themselves did not always serve to correct the inequities in the Federal Register stating that it was making a review and evaluation of the 1971 regulations. The Federal Register notice requested comments from interested parties.

On November 6, 1974 HUD published its revised regulations in the Federal Register and offered them for a lengthy comment period. On August 7, 1975, final regulations based on all comments received were published in the Federal Register. The August 1975 final HUD regulations necessitated changes in the SFHA's existing tenant dwelling lease.

In February 1976, Housing Authority staff and counsel began meeting with officers of the Public Housing Tenants Association and their counsel from the San Francisco Neighborhood Legal Assistance Foundation in order to draw up a revised lease for Authority residents. These negotiations occurred almost monthly and periodic advice was sought from the HUD Area Office.

The revised lease as discussed by the SFHA and PHTA, basically more fully defines tenants' rights and responsibilities. Time frames are more clearly spelled out. Tenant obligations such as payment of rent and charges, and Housing Authority responsibilities, such as maintenance of property are enumerated.

After protracted discussions, the Housing Authority and PHTA and its legal counsel reached agreement on all points in the revised lease, save five. The document, containing SFHA positions on the five areas in dispute, was posted in all project locations for 30 days pursuant to HUD regulations in order to receive general tenant comment. No comments have been received.

After the Commission adopts a revised lease, it will be implemented immediately for all new Authority residents. Present tenants will be asked to sign the new lease at the time of their annual review. Increased security deposits, of whatever amount is determined, will not be applied retroactively to present tenants but will apply to new residents only. If a present resident transfers to a more appropriate size unit, he or she will not have to increase the dollar amount of the security deposit.

The negotiated revised lease is herein transmitted to the Commission for its consideration. (Attachment B) This document contains both the SFHA and the PHTA position on the five points still at issue. Below lies a discussion of these points. It will be noted that most of the staff considerations relate to strong fiscal concerns relating to the financial stability of the Housing Authority which staff feels make the adoption of their recommended wording in the lease imperative. Staff opinions and recommendations are outlined as follows:

1. PENALTY PAYMENT ASSESSED FOR LATE RENT PAYMENT (item #3-page 2)

HUD Regulation - Section 866.4 - Sub-section (3) - provides - "At the option of the PHA, the lease may provide for payment of penalties for late payments."

HUD Model Lease sent to PHA's by the San Francisco Area Office of HUD on 10/14/76 includes wording proposed to cover the optional lease provision to require payment of penalties for late payment as follows - "A penalty for late payment of rent in the amount of \$_____ shall be payable for rent due and unpaid by the sixth (6th) day of the month."

SFHA staff recommends the proposed wording remain in the lease, with respect to "late payment charge" to read as follows:

"Unless there is an approved alternate payment agreement between Management and Tenant, a late payment of \$5.00 will be assessed if a tenant fails to pay rent by the 18th day of the month more than once in any calendar year. Late payment charges will be applied exclusively to a special maintenance fund established pursuant to the agreement set forth in Attachment B."

SFHA staff position is based on the following:

1. In keeping with HUD regulations that care and due concern be given to Congressional admonition in the U. S. Housing Act requiring sound management principals, it is considered normal prudent business policy to assess an extra cost for late payments of amounts owed to cover the additional expense of followup action, and to serve as an incentive to pay bills within reasonable time periods.
2. Substantial staff time within the Housing Authority is involved with preparation and delivery of 14-day rent delinquency notices, follow-up to contact tenants with delinquent balances, entering into special rent paying agreements, preparation of legal papers, and other actions that are required in connection with tenants who do not respond to the lease requirements to pay rent on or before the 1st day of the month, or even within a 5 day grace period, or even within the 14 day notice to pay or quit. The extra time of staff devoted to the above actions, should be devoted to needed maintenance and management services to the entire tenant body, particularly for those who pay rent on time and expect good service from the staff.
3. In connection with a penalty charge for late payment, HUD recommends the penalty be assessed on the 6th day after the payment is delinquent, which is at the end of the 5 day grace period and would otherwise need to be prepared and served. SFHA staff position is to have a more lenient policy than HUD recommends and proceed with the preparation and serving of 14 day notices without the penalty being assessed. After a 5 day grace period and after a 14 day notice period, if the tenant does not request an alternate payment agreement and does not pay the delinquent balance, and additional staff time is then required in proceeding with legal action, staff recommends the penalty be assessed.
4. Since one late payment of rent could happen as an oversight by a tenant, the proposed policy permits one late payment per calendar year, without assessment of the penalty.
5. The assessment of the penalty will serve as a strong reminder to the tenant to either pay their monthly payment within the time limit, or if payment would be a hardship to contact their Area Project Manager and work out an agreement for an alternate payment arrangement.
6. The penalty payment receipts would be maintained in a special maintenance fund and used to fund needed special maintenance work that has previously been deferred due to shortage of funds.
7. The 18th day of the month is recommended as the time allowed before penalty assessment to allow for two payments (normally on the 1st and 15th) to cover the full months amount due, before a penalty assessment. The 18 day period would also cover the normal 5 day grace period and the 14 day notice period for either payment to be made, or other alternate arrangements for payment, before the penalty would be assessed.

11. SECURITY DEPOSIT (Item #4 - page 2)

HUD Regulation - Section 866.4 - Sub-section (3) provides "At the option of the PHA, the lease may provide for Security Deposits which shall not exceed one months rent or such reasonable fixed amount as may be required by the PHA. Provision may be made for gradual accumulation of the security deposit by the tenant. Subject to applicable laws, interest earned on security deposits may be re-funded to the tenant on vacation of the premises or used for tenant services or activities."

HUD Model Lease - sent to PHA's by the San Francisco Area Office of HUD on 10/14/76 includes wording proposed to cover the optional lease provision to cover Security Deposits as follows:

"Tenant agrees to pay \$_____ as a security deposit. This amount shall not exceed one months rent (contract rent plus any allowance for tenant purchased utilities) or \$50, whichever is greater. The security deposit may be used by Management at the termination of this lease toward the cost of repairing any intentional or negligent damages to the dwelling unit and cleaning of the premises caused by the Tenant, members of the household or guests, and any rent or other charges owed by Tenant. Payment of the security deposit is to be made either (check one) _____ upon occupancy, or _____ by payment of \$_____ upon occupancy and \$_____ per month for the following _____ months until the balance is paid."

SFHA staff recommends a more lenient Security Deposit than contained in the HUD Model Lease as above described. The staff proposal is as presently worded in the proposed draft of the new lease, which is as follows:

"Tenant agrees to pay \$35.00 (or one months contract rent, as determined at admission, whichever is greater).

Staff also recommends that the tenant have the option of paying the security deposit in full prior to occupancy or in installments of \$10.00 upon admission, plus installments of \$5.00 per month and a final partial monthly installment of \$_____ until the deposit is paid in full.

SFHA staff position is based on the following:

1. The actual cost of cleaning and repair of dwelling units at time of vacate has far exceeded the funds available from security deposits. The result is that many vacated units are in such bad condition that budgeted routine maintenance funds are not available to supplement security deposit shortages to enable prompt repair and return to active dwelling use by a needy applicant for housing.
2. The actual rent delinquency at time of vacating, in the majority of cases, far exceeds the funds available in security deposit, and as a result the Authority spends considerable time attempting collection of the delinquent vacated account which normally ends up as a collection loss and further depletion of limited operating reserve balance.
3. With the proposed policy of allowing new tenants, at their option to only pay \$10.00 toward the full Security Deposit at time of admission, and then only pay \$5.00 per month on an installment basis, until the total deposit is paid, it would not be a hardship for the tenant to establish the proposed security deposit amount.

4. The new security deposit policy would result in a larger total of security deposit funds to be invested with interest earnings. Since the interest earnings are used completely for the benefit of tenants through PHTA operations, the additional interest earnings would result in a larger portion of the PHTA annual operating budget being funded from interest earnings, and a smaller portion paid from HUD operating subsidies which could be used for additional maintenance service needs.

5. For the tenant that vacates with rent on a current basis and the dwelling left without large cleaning and repair charges, the larger security deposit to be returned would certainly be needed by the tenant to cover extra expense involved with moving from the SFHA dwelling.

6. A major portion of the current debit balance owed the Authority from vacated tenants, which now stands at \$435,354.00, is attributed to the lack of sufficient security deposit amounts from tenants while in occupancy. After a tenant vacates owing a large balance that is not covered by security deposit, the chances of recovery are minimal. The major portion of the vacated debit accounts will end up being written off as uncollectible and charged against the operating reserve.

III. MISREPRESENTATION OF FACTS ON WHICH RENT IS BASED. (Item #6c - page 5)

HUD Model Lease provides as follows:

"A retroactive rent increase may be charged and become immediately due and payable if information by Tenant in compliance with paragraphs a and b of this section is intentionally misrepresented or withheld. Tenant's failure to report the occurrence of the changes set forth in this paragraph b will require a retroactive rent charge when necessary."

SFHA staff proposal is as follows:

"If it is found that Tenant has misrepresented to Management the facts upon which his rent is based, so that the rent he is paying is less than he would be charged, the increase in rent will be effective immediately and will be made retroactive."

PHTA proposes that the increased amount of rent found to be owing in such cases only be the amount covering a period up to six months after the misrepresentation is discovered and that amount be paid back over a one year period.

SFHA proposes that all retroactive amounts owed be repaid on the basis that current amounts owed plus payments on retroactive amounts due as a result of misrepresentation of facts, be based on a maximum monthly payment of one and one-half times the currently established proper monthly rent. Such payment to commence on the first date of the first month following the date on which the formal adjustment is made by Management. Smaller monthly payments will be negotiated by the SFHA if Tenant shows a hardship situation based on the 1½ times current rent as the normal monthly payment until the delinquent back balance is caught up.

SFHA staff position is based on the fact that there should be no adjustment of amounts owed as a result of misrepresentation of facts as required by the dwelling lease. If such an adjustment was permitted it would encourage deceit and misrepresentation of the true facts on the hopes that less rent would need to be paid to SFHA and if the misrepresentation could be covered up for at least six months, nothing would ever be paid to SFHA for income not reported.

SFHA staff proposed wording in Section 8g as follows:

"Tenant agrees that Management will accept and apply all monies received to oldest amount due, and Management agrees to seek separate legal remedy for the collection of any such charges which may accrue to management for Tenant. Tenant may arrange for an alternate payment agreement, which if adhered to, forestalls legal action on either rent or charges."

PHTA proposed the following wording:

"Management agrees to accept rental money without regard to any charges owed by Tenant to Management and to seek separate legal remedy for the collection of any such charges which may accrue to Management from Tenant."

SFHA staff position is based on the following:

1. The PHTA proposed wording, as above, is the current SFHA policy that has kept the Authority close to insolvency for many years and still today the horrible rent and charges owed and long delinquent, are caused by the policy proposed to be continued by the PHTA. SFHA currently has a total debit balance of delinquent accounts that totals \$882,802.00. Of this total \$185,095.75 represents delinquent balances for charges alone. The total delinquency, if collected, would go a long way to correct the long standing deferred maintenance, and other services, that rent paying tenants should be receiving.
2. The SFHA staff proposed policy is the same standard normal business practice that any prudent public or private organization follows, namely that payments on delinquent accounts are applied to the oldest amount delinquent and that proper accounting and reporting of such payments is provided to the payer.
3. The proposed staff policy is the only way that the older delinquent rent balances will ever be paid. Courts have refused to evict on any rent balance of 12 months delinquent. To go to court and seek separate legal remedy for the collection of charge balances would cost far more than the charge balances to be collected and therefore would not be cost effective.
4. Under the proposed staff policy it is planned that every delinquent tenant will be offered a special payment agreement to sign which will provide that the tenant agrees to make regular monthly payments equal to $1\frac{1}{2}$ times the current rent amount until the total delinquent balance is removed. At such time as the delinquent balance is removed, the special payment agreement will be terminated and the regular monthly rent will be paid in accordance with the lease. The special payment agreement to be signed by the tenant and the SFHA will include an agreement by the SFHA that the tenant will not be evicted, for reasons of rent or charges delinquency, as long as the regular monthly payments of $1\frac{1}{2}$ times current rent, is paid within normal dates.

It is also the proposed policy that if the standard formula of $1\frac{1}{2}$ times current rent to be paid until all delinquent amounts owed are current, creates a hardship at any time, the Executive Director will review individual hardship situations and will approve lesser amounts to be paid monthly as the catch-up portion of the regular monthly payments.

In connection with the new policy the tenant accounting and billing will reflect rent and charges separately and, as the lease wording provides, separate legal remedy will be taken by the Authority for the collection of charges which may accrue.

5. SFHA staff strongly recommends this policy as the best possible way of correcting a very bad rent and charges delinquent situation that has been the subject of HUD Audit Exceptions for a long period and will most certainly be another major HUD Audit Exception in the upcoming federal audit, unless an improved policy is adopted as part of the new dwelling lease and implemented before the HUD Audit is completed. SFHA staff considers this proposed policy as being fair to the tenant in relating the catch-up portion of the monthly payments to tenant income in the same manner as the regular rent. Also, the staff considers the proposed policy as fair to the tenant in that no tenant will be evicted for reasons of delinquent rent or charges as long as the special agreement terms of paying at the rate of 1½ times current rent is complied with.

V. TERMINATION OF LEASE FOR REASON OF NON-PAYMENT OF CHARGES
(Item #11b - page 11)

SFHA staff proposes wording in Section 11b (page 11) as follows:

"Management may only terminate Tenant's lease for serious and repeated violations of material terms of the lease such as failure to make payments due under the lease or to fulfill tenant obligations specified in Section 7 of the lease, including but not limited to:

1. Non-payment of rent;
2. Serious and repeated interference with the rights of other tenants;
3. Serious and repeated destruction of the premises, project or property of the SFHA;
4. Creation of physical hazards;
5. Illegal use of premises;
6. Refusal to take and complete annual review;
7. Non-payment of charges.

PHTA wants item #7 above dropped and not have "non-payment of charges" as a reason for termination of the lease.

SFHA staff recommends item #7 be retained as worded above. Staff position is based on the fact that the current debit balance for delinquent charges owed is \$185,095.75. This is a substantial amount that must otherwise be covered by operating reserve funds which could otherwise be used for needed maintenance and other service expenditures for the tenants. Currently tenants feel the Authority will not press for termination of the lease by eviction on the basis of the amount of charges owed. The consequence is that many tenants refuse to pay any payment on charges. Unless "Non-payment of charges" remains in the lease as a reason for termination of the lease, the common practice of not paying on charges will continue.

Staff is herein recommending that subject lease be referred to the Finance Committee wherein the opinions of both PHTA and staff may be listened to more fully. The Commission could then act at the meeting of December 15, 1977.

Commissioner Ubalde stated that he would be happy to consider this matter and bring it to the attention of the Finance Committee for recommendation to the Commission. Commissioner Ubalde requested Commissioner Byrnes be present at the meeting in addition to himself and Commissioner Colbert in order to have a fuller participation and input from the Commission.

Commissioner Ubalde moved to approve Staff's recommendation that the lease be referred to the Finance Committee. Commissioner Anderson seconded. Unanimously carried.

7. REPORT OF COUNSEL:

INTERNATIONAL HOTEL - LEGAL STATUS

Counsel Sullivan announced that legal positions in reference to the validity of the demolition permit which Four Seas Corporation holds are before the Appellate Court. The International Hotel Tenants Association and the City take the position that the permit has expired and is therefore invalid. The Four Seas Corporation state that under the circumstances it is a valid permit.

Counsel added that is the courts rule that the permit is valid, Four Seas Corporation will be clear to continue with the demolition of the building.

Counsel further stated that in reference to the eminent domain action, a demurer was filed by the Four Seas Corporation that the International Hotel case was not a proper public use for such action and the courts have agreed. However, if the demolition permit is ruled invalid then under the present circumstances there is a possibility of amending the complaint to get around the demurer and then the entire action can be started all over again. The matter is being pursued through the courts. Counsel said an amended complaint would be subject to demurer on the part of the Four Seas Corporation and the case may be with the Housing Authority for some time unless the court says the permit is valid and the building is destroyed. Then the matter would become moot on the part of the Housing Authority. It would then become a question of terminating the eminent domain action and returning the money to the City which is on deposit for the eminent domain action.

8. UNFINISHED BUSINESS:

Secretary announced that there were no items for discussion under unfinished business:

9. NEW BUSINESS:

AWARD OF CONTRACT - PING YUEN COMMUNITY CENTER:

Secretary presented the following resolution stating that staff recommended passage.

Secretary reported that the proposed work is part of the 1977 Community Development Block Grant received through the Mayor's Office of Community development.

Additionally, Authority force account personnel are now involved in the renovation of space at the Ping Yuen North Development for community use. This proposed contract will be done concurrently with Authority work. The renovation work is 35% complete. The center is scheduled to be complete at the end of December.

In response to a query from Commissioner Ubalde, Secretary announced that the dollar amount was within the budgeted figures.

Chairperson Wallace referenced some of the work being done by force account. Secretary reported that a portion of the work is not covered under the heating and air conditioning contract and that the work is being done by force account because the work could be done faster by that method. These items are painting, carpentry and some electrical work. Secretary stated all of this work is being funded by the Community Development Program.

RESOLUTION NO. 2119

* * * * *

RESOLUTION AWARDED CONTRACT FOR HEATING
AND AIR CONDITIONING PING YUEN NORTH
COMMUNITY CENTER

* * * * *

RESOLUTION NO. _____

RESOLUTION AWARDING CONTRACT FOR
HEATING AND AIR CONDITIONING
PING YUEN NORTH COMMUNITY CENTER
* * * * *

WHEREAS, on October 17, 18 and 19, 1977, the Housing Authority of the city and County of San Francisco advertised for bids for the heating and air conditioning work at Project CAL 1-18(6), Ping Yuen North Community Center; and

WHEREAS, on November 3, 1977, the following bid for heating and air conditioning was received, publicly opened in accordance with prior advertisement, and read aloud:

	<u>Name of Bidder</u>	<u>Bid Amount</u>
1.	Colan Heating Company	\$14,927.00

WHEREAS, after review of the Authority's estimates, it has been determined that the low bid received for the work is within the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That a contract for the installation of the heating and air conditioning be awarded to Colan Heating Company.
- II. That this action shall not constitute notice to the Contractor of the award of the contract and no award shall be effective until the Contractor is given written notice thereof.
- III. That this action is contingent upon receipt and approval of the Contractor's Affirmative Action Program.
- IV. That Secretary-Executive Director is authorized and directed to execute a contract with the Contractor above on behalf of this Authority.

Commissioner Anderson moved this resolution be adopted. Seconded by Commissioner Ubalde and upon Roll Call, the "AYES" and "NAYS" were:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
Martin L. Helpman
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: George Patton Colbert

Chairman declared said motion carried.

BERNAL DWELLINGS - CAL 1-5: WINDOW INSTALLATION, INTERCOM SYSTEMS AND MAIL BOXES:

Secretary stated that the proposed work, window and intercom installation at Bernal Dwellings, is a segment of the 1977 Community Development Block Grant program funding received through the Mayor's Office of Community Development.

Bids were received for this work on September 13, 1977, with two bidders responding. The apparent low bidder's quote is within the budget amount.

Subsequent to the bid opening, the Authority received a communication from the Bernal Tenants Association expressing concerns about the scope of the work included in the proposed contract. The chief concern was that the plan of work did not include a program for treating security in the high-rise buildings at Bernal. Initially, it had been felt by Staff that revised entry ways and an intercom system for the high-rise buildings could not be done along with the original work within the allotted funds. A meeting was held with Bernal Tenants Association representatives on November 3, 1977, to further discuss their concerns.

The bids received for the work of the three story buildings and window replacement throughout the project indicated that the apparent low bid figure will leave some residual funds to devote to work on the high-rise buildings.

At the November 3rd meeting, tenant representatives and staff agreed to the following order of priority in reference to work items for Bernal highrises within available funds:

1. Secure entry lobbies with locked doors; increase lighting.
2. Add new mailboxes.
3. Resurface lobby area floors.

This work can be added by change order to the original scope of work detailed in the bid documents. Attachment A contains a letter to the Bernal Dwellings Tenants Association summarizing pertinent points of agreement.

Objection to the low bidder was also received from the Glaziers Union. This matter has been resolved pursuant to the National Labor Relations Board determination concerning the labor force which has been signed by the business manager of said union.

Attachment C is a proposed resolution which recommends award of the contract for window, door and intercom system installation to the low bidder contingent upon evidence of bondability and approval of the contractor's affirmative action program. Based on the agreed-upon adjustments to answer resident concerns and the NLRB determination, staff recommends passage of the Resolution and award of the contract.

Chairperson Wallace recognized Mr. Edward Montoya who asked to speak in reference to the resolution before the Commission.

Mr. Montoya said that the Bernal Tenants Association met on November 3, 1977, with the contractor, sub-contractors and Housing Authority staff. As a result of that meeting, the contractors have agreed to hire seven tenants and these tenants are to be paid at the prevailing union wages. In addition, the Housing Authority has agreed to hire one liaison aide.

Chairperson Wallace asked if the commitment to hire the seven tenants was given in writing or if there was a record of the meeting. Mr. Montoya replied that there was no commitment in writing, but the Tenants Association had minutes of the meeting. He stated that not having anything in writing was one of the reasons he requested to appear before the Commission today. He wanted to secure the support of the Board to insure the hiring of the tenants by the contractors and also the hiring of the liaison aide. Mr. Montoya said the Housing Authority has made promises in the past and has not kept those promises.

Mr. Montoya further stated that one of the biggest concerns of the Tenants Association is the problem of security. He referenced the problem of key control -- tenants loaning keys to guests, etc. He reported the tenants will be educated regarding proper security measures and suggested that one of the duties of the liaison aide would be to educate tenants regarding proper security measures -- especially those persons living in the tower apartments where there are no intercom systems.

At this point, Mr. Montoya requested and received assurance from Chief of Project Development, Jack Crowder, that the liaison aide would be hired.

In response to a query by Commissioner Byrnes, Secretary explained that the position of liaison aide was established in 1969 as a mechanism for insuring tenant employment on our modernization projects. He said they have various duties but, most importantly, they are a link between the tenants, Contractors, sub-contractors and other individuals working on the modernization program in the event any misunderstanding should arise. He further stated that the Housing Authority has had phenomenal success with liaison aides.

Mr. Montoya stated another issue discussed at the November 3, 1977 meeting centered around doors oneach of the eight floors. He said doors are missing or pulled away from the hinges. He said a letter is being forwarded to the Housing Authority in reference to a number of items that were promised by the Housing Authority two years ago and not kept. He said one of those items is the installation of doors in the stairways and corridors of the tower buildings.

Replying to Mr. Montoya's allegations of unkept promises by Housing Authority staff, Secretary said the problem has been due to the lack of funds. He said the Housing Authority has had a continuous request for Community Development Block Grant funds to complete the items requested by the tenants.

Mr. Montoya then stated the Housing Authority should not depend on CD funds, that there is an operating budget and much of the work is maintenance and that the Housing Authority should find the means to take care of maintenance problems.

Discussion ensued in reference to the contractors commitment to hire seven tenants. Secretary replied that staff will work diligently to enforce that commitment.

Chairperson Wallace reported she was concerned about the commitment to pay prevailing union wages. The Chairperson further stated that she had gone through the same thing at the time the Potrero Terrace modernization program was in progress.

Secretary then referred to the resolution wherein with the passage of the resolution, the Executive Director is authorized not to award the contract until the contractor has an approved affirmative action program.

Chairperson Wallace then requested females be considered for a portion of the seven positions.

RESOLUTION NO. 2120
* * * * *

RESOLUTION AWARDING CONTRACT FOR WINDOW INSTALLATION,
INTERCOM SYSTEMS AND MAIL BOXES
CAL 1-5, BERNAL DWELLINGS
* * * * *

RESOLUTION No.

* * * * *

RESOLUTION AWARDING CONTRACT FOR WINDOW INSTALLATION,
INTERCOM SYSTEMS AND MAIL BOXES
CAL 1-5 BERNAL DWELLINGS

* * * * *

WHEREAS, on August 30, 31 and September 1, 1977, the Housing Authority of the City and County of San Francisco advertised for bids for the installation of windows, intercom systems and mail boxes at Project CAL 1-5 Bernal Dwellings; and

WHEREAS, on September 13, 1977, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1. Kingshill & Son, Inc.	\$ 245,396.00
2. Carlin Company, Inc.	\$ 399,569.00

WHEREAS, after review of the Authority's estimates, it has been determined that the low bid received for the work is within the budget amount;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That a contract be awarded to Kingshill & Son, Inc. for the installation of windows, intercom systems and mail boxes.
- II. That this notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.
- III. That this notice is contingent upon receipt and approval of the Contractor's Affirmative Action Program and receipt of satisfactory evidence of the Contractor's ability to produce a performance and payment bond confirming the work.
- IV. That this notice authorizes and directs the Secretary-Executive Director to execute a Contract with the Contractor above and on behalf of this Authority contingent upon the above.

Commissioner Ubalde moved that this resolution be adopted. Commissioner Byrnes seconded, and upon roll call the "AYES" and "NAYS" were:

AYES: Cleo F. Wallace
Dr. Amancio Ergina
Joan M. Byrnes
Martin L. Helpman
The Rev. Dr. A.C. Ubalde, Jr.
Booker T. Anderson

NAYS: None

EXCUSED: George Patton Colbert

Chairperson Wallace declared said motion carried.

Secretary reported that he will be on leave from November 14, 1977 through November 25, 1977. He wished everyone a happy Thanksgiving.

Chairperson Wallace introduced the Housing Authority's co-counsel, Ms. Lois Johnson, to the audience, noting that she was pleased to have her aboard since it is the first time, to her knowledge, the Housing Authority has had a female counsel.

Secretary then stated there were no further items on the Agenda.

10. ADJOURNMENT:

There being no further business to come before the Commission, Commissioner Ergina moved for adjournment with a second from Commissioner Ubalde and unanimous approval.

Chairperson

Secretary

HOUSING AUTHORITY

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CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, December 1, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, December 1, 1977.

1. ROLL CALL:

Meeting was called to order by the Chairperson.

Roll Call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairperson
Joan M. Byrnes, Commissioner
Martin L. Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner

Secretary said Commissioners Colbert and Anderson would be late.

Chairperson declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
John E. Sullivan, Counsel
Lois L. Johnson, Co-Counsel

Secretary noted for the record that, pursuant to the motion at the meeting of October 13, 1977, this meeting was called today, December 1st, instead of the regular meeting date of December 8th.

2. VISITORS:

Secretary acknowledged and welcomed the following visitors:

Marshall Kilduff of the San Francisco Chronicle
Donald Canter of the San Francisco Examiner
Louise Yee, President, Ping Yuen Tenants Association
Alinor Beard, League of Women Voters
Jennie Hammond, President, PHTA
Laura Aldridge, PHTA
Brenda Ray, PHTA
Gladys Fontenot

3. APPROVAL OF AGENDA:

Commissioner Ergina moved the agenda be the agenda of the day.
Commissioner Ubalde seconded. Unanimously carried.

4. APPROVAL OF MINUTES:

Commissioner Ubalde made a motion that the minutes, as mailed, be approved. Commissioner Byrnes seconded with unanimous approval.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

REPORT ON NAHRO PACIFIC SOUTHWEST REGIONAL CONFERENCE, SACRAMENTO

The Secretary was pleased to report on the Commissioners Workshop held in Sacramento which was attended by two of our Commissioners, along with approximately eight staff members. We had previously sent copies of the reports of each of these staff members to the Commissioners, reporting on what had been presented and accomplished by their various meetings. All reports indicated this was a well attended, well conducted workshop. He also stated he understood the Commissioners Workshop was also well attended.

Chairperson Wallace affirmed that the workshop was well attended. She felt the most important thing was the mock commission meeting and training sessions for new commissioners. She mentioned the "Ten Commandments" which were presented as guidelines for new commissioners. The turnout of staff members, she felt, was most excellent.

Commissioner Byrnes was called upon but she said, inasmuch as Chairperson Wallace had given a full report, she had nothing more to add.

REPORT ON NAHRO CONFERENCE, WASHINGTON, D.C., ON THE "RIGHT TO A LIVABLE ENVIRONMENT"

Secretary reported that five persons attended this conference on the special needs of the handicapped and elderly, all of whom had written reports, copies of which were previously given to the Commissioners. He asked Ms. Robinson, Director of Senior Citizens/Social Services to comment on the workshop.

Ms. Robinson said, in addition to her written report, this was one of the best NAHRO workshops she had ever attended -- primarily because it was the first time they had brought such a wealth of specialists together in addition to housing people. They had mental health people, people who worked with the handicapped, people who worked with the environmentally disabled, all committed to building housing for these groups. In addition to constructing housing for these groups, she felt the important thing they repeated over and over again, was that there is not a great deal of experience in small group housing for special groups and exhorted the attendees to feel a commitment to try it, and to bring their best judgment to it -- to learn from experience -- but most of all, to get started. The other important thing is that they said very candidly, there is not much money in the communities for the various social services, but not to start housing without them -- to budget for them in the regular operating budget and to regard the services on a par and in partnership with management and maintenance and other things that we now regard as necessary.

Commissioner Ergina asked Ms. Robinson if anything was mentioned regarding building housing for the handicapped.

Ms. Robinson said that had equal billing with housing for the elderly, as there was a specialist from HUD on the handicapped along with the specialist for the elderly. These two were the keynoters. They made the point that we must not regard one kind of housing as suitable to both. Handicapped need special housing because of space for ramps and so forth.

Commissioner Ergina asked if the percentage of new construction that should be planned for handicapped was discussed.

Ms. Robinson said they did mention the percentage -- something like 10%. But in new housing they felt it should be a higher percentage because we are so far behind.

7. REPORT OF COUNSEL:

Counsel Sullivan reported that we are on standby on the Barsh and Lowy matter. He said he would call tomorrow afternoon. We were to go to go to court October 24th. Now we are scheduled, presumably, December 5th, so he felt he should be getting a phone call tomorrow afternoon. The number of courts available will determine whether or not we will go on Monday or Tuesday. But he felt we would go next week some time.

The International Hotel Tenants Association and Four Seas matter is in the Mayor's office and Counsel said he felt that was where it belonged.

STATUS REPORT - INTERNATIONAL HOTEL

The appeal of the validity of the Four Seas Corporation's permit to demolish the International Hotel is still pending in the Appellate Court.

Mr. Gilbert Graham has been replaced as attorney for the International Hotel Tenants Association by Willard Carpenter. Pursuant to this fact, Staff is proceeding to obtain current signatures for the joint SFHA-IHTA fund in order to pay relevant expenditures.

On November 15, 1977, Mayor Moscone sent a letter to Mr. Graham who, at that time, was still attorney of record for the IHTA. In his letter, the Mayor reiterated his support for acquisition of the International Hotel by eminent domain for subsequent purchase and management by the IHTA. He implied that the IHTA had neglected this plan and urged the Association to take immediate action to put together a financial package for this plan. He said that if no action in this vein is taken within a reasonable length of time, the City will withdraw the litigation presently pending.

In a letter of November 18, 1977, William Bush, attorney for Four Seas, demanded that the Housing Authority respond by November 28, 1977, to the request for payment of \$566.80 for preparation of the written transcript of the proceedings, evidence and arguments before Judge Peery. On November 28th, Willard Carpenter, new IHTA attorney, hand-delivered a directive to proceed with the ordering of the transcript. This was done and the funds will come from the joint bank account of the IHTA and the SFHA.

On November 23, 1977, Four Seas filed a claim against the City and County of San Francisco, the San Francisco Housing Authority and Sheriff Richard Hongisto for approximately \$1,204,084 for damages incurred over the International Hotel.

Staff will continue to monitor the meetings between the Mayor's office and IHTA which will discuss the IHTA position regarding the Mayor's November 15th letter and request for immediate action on assembling a financial package. The SFHA position, of course, will be contingent on IHTA's response. In his letter of November 15th the Mayor again stated his opposition to the City acquiring the International Hotel for ownership and management by the Housing Authority. That proposition was not approved by the voters in the November 8th election.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

The Secretary presented two resolutions for action. The first:

RESOLUTION NO. 2121

RESOLUTION AUTHORIZING APPLICATION TO BECOME
ELIGIBLE TO PURCHASE STATE SURPLUS PROPERTY

RESOLUTION NO.

* * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR WATERLINE INSTALLATION
CAL 1-9 HARBOR SLOPE (EDA GRANT PHASE 1)

WHEREAS, on October 21, 1976, the Commission of the Housing Authority of the City and County of San Francisco passed Resolution No. 2054 authorizing the San Francisco Housing Authority to apply for grant funding under the Public Works Act of 1976 from the U. S. Department of Commerce Economic Development Administration, and

WHEREAS, the Authority subsequently received a grant from the Department of Commerce for the upgrading of sewer and water lines in the Hunters Point area, and

WHEREAS, in conformance with the regulations of the Economic Development Administration with respect to time limits for implementation of the work funded under the grant, the Authority advertised for bids on November 4, 7 and 8, 1977 for Phase 1 of the proposed work, water line installation at Project CAL 1-9, Harbor Slope, and

WHEREAS, on November 29, 1977, the following bids were received, publicly opened in accordance with prior advertisement, and read aloud:

<u>NAME OF BIDDER</u>	<u>BID AMOUNT</u>
1. V. N. Vukasin	\$ 349,962.50
2. Dalton Construction	\$ 440,435.00
3. Mitchell Company	\$ 573,880.00

WHEREAS, after review of the engineers estimate, it has been determined that the low bid received for the work is within the budget amount.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That a contract be awarded to V. N. Vukasin for the waterline installation.
- II. That this notice shall not constitute notice to the Contractor of the award of the Contract and no award shall be effective until the Contractor is given written notice thereof.
- III. That this notice is contingent upon receipt and approval of the Contractor's Affirmative Action Program and receipt of satisfactory evidence of the Contractor's ability to produce a performance and payment bond confirming the work.
- IV. That this notice authorizes and directs the Secretary-Executive Director to execute a Contract with the Contractor above and on behalf of this Authority contingent upon the above.

The Secretary read the following report:

APPLICATION TO BECOME ELIGIBLE TO PURCHASE STATE SURPLUS PROPERTY

Periodically, the State of California disposes of property that has become surplus to its needs. The property is almost always sold quite a bit below actual cost. Governmental entities and non-profit organizations may apply to the State of California's agency for surplus property disposal, the State Board of Education to become eligible to purchase the surplus property when it is available.

Staff has investigated the types of surplus property available and has deemed that some could be quite useful to Housing Authority operations and would, in fact, normally be purchased through our regular purchasing procedure. It was also found that the cost of needed items through state surplus property disposal would represent considerable savings to the Authority. Examples of surplus property that are available from time to time from the state surplus resource would include such items as used fork lifts, shop tools, wire, rope, chemicals, etc.

For the reasons cited above, staff recommends Commission passage of a resolution authorizing staff to file an application for the Authority to become eligible to purchase state surplus property and that staff pursue appropriate purchases through this mechanism when cost savings are involved.

Commissioner Byrnes, with a second from Commissioner Ergina, made a motion this resolution be adopted.

Chairperson Wallace asked for questions.

Commissioner Ubalde asked, since these are obviously secondhand items, if we investigate the feasibility of the purchases as regards life span in terms of economy.

The Secretary assured him this was done on a case-by-case basis. Our staff, who would be experts on the life of these items, make the decision on whether or not to purchase. We have done this with the federal government GSA mechanism for secondhand and used items.

When Commissioner Ubalde asked if this was a blanket authority to purchase, he was assured that we check out each and every item.

There being no further questions, Chairperson put the matter to a vote:

AYES:	Dr. Amancio Ergina Joan M. Byrnes Martin L. Helpman The Rev. Dr. A.C. Ubalde, Jr.
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NAYS:	None
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EXCUSED:	George Patton Colbert Booker T. Anderson
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The Secretary presented the second resolution:

RESOLUTION NO. 2122

RESOLUTION AUTHORIZING AWARD OF CONTRACT
FOR WATERLINE INSTALLATION
CAL 1-9 HARBOR SLOPE (EDA GRANT PHASE 1)

RESOLUTION NO.

* * * * *

RESOLUTION AUTHORIZING APPLICATION TO BECOME
ELIGIBLE TO PURCHASE STATE SURPLUS PROPERTY

* * * * *

WHEREAS, the California State Board of Education is the State of California's agency for disposal of surplus property; and

WHEREAS, other governmental entities and non-profit organizations can become eligible to purchase surplus state property through the State Board of Education; and .

WHEREAS, purchase of such state surplus property can often represent considerable savings; and

WHEREAS, the State of California requires a prospective purchaser of said surplus property to file an application with the State Board of Education;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Staff be authorized to submit an application to the California State Board of Education for the San Francisco Housing Authority to become an eligible purchaser of state surplus property.
2. Wherein savings would accrue to the Authority from purchase of state surplus property such purchases be made.
3. This Resolution become effective immediately.

Secretary then read his report to the Commission:

PHASE 1 - EDA GRANT, WATER LINE INSTALLATION AT CAL 1-9, HARBOR SLOPE

Following official notification of receipt of the EDA grant in September of this year, Staff has proceeded with design and bidding of Phase 1, water-line installation at the Harbor Slope development in the Hunters Point area.

The Economic Development Administration has imposed certain time constraints for commencement of construction. Work must start on the site within 90 days after notification of award of grant. Staff and its engineering consultant have produced plans and specifications and advertised within this deadline.

The target date for construction commencement is December 12, 1977. Bids were received on November 29, 1977 as follows:

- | | |
|------------------------|--------------|
| 1. V.N. Vukasin | \$349,962.50 |
| 2. Dalton Construction | \$440,435.00 |
| 3. Mitchell Company | \$573,880.00 |

Staff has analyzed the bid received and recommends awarding the contract.

Commissioner Ergina moved for adoption of this resolution, seconded by Commissioner Byrnes.

Commissioner Byrnes expressed wonder at the great differences in the bids and asked if there was a logical reason for this.

Secretary asked Mr. Crowder, Chief of Project Development, to comment on this:

Mr. Crowder responded by saying, this particular bid is one of the few we bid by unit prices. In other words, the engineer set up estimated quantities for each work item. Each bidder decides what prices he will charge for specific work. In this case there was quite a spread -- probably due to the large amounts. He said we have experienced this before on other jobs. And the work goes to the lowest bidder.

Commissioner Ubalde asked if we are still having problems attracting minority contractors to bid on the various programs we have in our housing authority.

When the Secretary replied in the affirmative, the Commissioner asked if the same reasons still prevailed -- such as bonding, etc. Secretary said inability to get bonding was the primary reason.

There were no further questions. Chairperson asked for the vote.

AYES:	Dr. Amancio Ergina
	Joan M. Byrnes
	Martin L. Helpman
	The Rev. Dr. A.C. Ubalde, Jr.

NAYS:	None
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EXCUSED:	George Patton Colbert
	Booker T. Anderson

10. ADJOURNMENT:

There being no further business, the meeting was adjourned at 10:23 A.

Chairperson

Secretary

JAN 6 1978

CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday December 15, 1977

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in Regular Session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California at 10:00 A.M., Thursday, December 15, 1977.

1. ROLL CALL:

Meeting was called to order by the Chairperson.

Roll Call found the following members to be:

PRESENT: Cleo F. Wallace, Chairperson
Dr. Amancio Ergina, Vice Chairman
Joan M. Byrnes, Commissioner
Martin L. Helpman, Commissioner
The Rev. Dr. A.C. Ubalde, Jr., Commissioner
Booker T. Anderson, Commissioner

EXCUSED: George Patton Colbert, Commissioner

Chairperson declared a quorum present.

ALSO PRESENT: Walter L. Scott, II, Secretary/Executive Director
John E. Sullivan, Counsel
Lois L. Johnson, Co-Counsel

Secretary noted for the record that, pursuant to the motion at the meeting of October 13, 1977, this meeting was called today, December 15th, instead of the regular meeting date of December 22nd.

2. VISITORS:

Secretary acknowledged and welcomed the following visitors:

Dorothy Mae Wells
Christine Neal
Rebecca Purnell
Annie P. Woods
Frances B. Williams
Alinor Beard
Louise Yee
Lillian Robinson
Andrea Saltzman, PHTA & SFNLAF

3. APPROVAL OF AGENDA:

Commissioner Ubalde, with a second from Commissioner Anderson, moved that the agenda as presented, be the agenda of the day. Unanimously passed.

4. APPROVAL OF MINUTES:

Commissioner Byrnes made a motion the minutes of the meeting of December 1, 1977, be accepted. Seconded by Commissioner Ergina and unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

None.

7. REPORT OF COUNSEL:

The Barsh & Lowy case, as supposed to go to trial October 24th, was set over to December 5th, and now it is scheduled for February 21, 1978.

8. UNFINISHED BUSINESS:

None.

9. NEW BUSINESS:

Secretary brought forward the following resolution:

RESOLUTION NO. 2123

* * * * *

RESOLUTION ADOPTING REVISED DWELLING LEASE
FOR ALL RESIDENTS OF CONVENTIONAL PUBLIC
HOUSING AND SECTION 23 LEASED HOUSING

* * * * *

RESOLUTION NO. 2123
* * * * *

RESOLUTION ADOPTING REVISED DWELLING LEASE
FOR ALL RESIDENTS OF CONVENTIONAL PUBLIC
HOUSING AND SECTION 23 LEASED HOUSING
* * * * *

WHEREAS, the Department of Housing and Urban Development issued regulations in August of 1975 requiring local housing authorities to revise their resident dwelling leases to contain certain mandated requirements; and

WHEREAS, the San Francisco Housing Authority and the San Francisco Public Housing Tenants Association have met and conferred for twenty-two months on a revised dwelling lease; and

WHEREAS, the revised dwelling lease meets all HUD requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

- I. The revised dwelling lease, dated December 1977, be adopted for usage by all residents of conventional public housing and Section 23 leased housing.
- II. That the lease take effect immediately for all new housing residents.
- III. That the lease take effect at time of annual re-examination for all present Authority residents thus affected.
- IV. Be it further resolved, that the Staff report to the Commission every 90 days on the effectiveness of this revised resolution and that the Finance Committee review the revised policy after one year.
- V. That should any conflict arise between this Resolution and any previously passed resolution, this Resolution shall take precedence.

Secretary said this matter was referred to the Finance Committee at the Commission Meeting of November 10th, subsequent to which date there have been hearings on this revised dwelling lease with the PHTA and other public housing tenants were able to make their views known. The Secretary called upon Commissioner Ubalde, Chairman of the Finance Committee, to give his report on this resolution:

Commissioner Ubalde read the following report into the record:

The Finance Committee is pleased to report to the full Commission the results of the Committee review of the revised tenant lease which is to be applicable to all residents of the conventional public housing and Section 23 leased housing in San Francisco. As you recall, the Secretary presented the background on HUD regulations with respect to the requirements for a revised tenant lease, and presented a draft of a proposed revised lease at the Commission meeting on November 10, 1977. As was mentioned in that meeting the revised proposed tenant lease had been negotiated between the PHTA, including advice from their Counsel, and the SFHA, for a long protracted period of almost two years. At the November 10th Commission meeting it was further pointed out that the lease document as presented, represented agreement between the PHTA and SFHA on all points, save five. The five points at issue were outlined in detail in a memorandum from the Executive Director to the Commission under date of November 4, 1977. As you also recall, staff position with opinions and recommendations, as outlined in the November 4th memo from the Executive Director to the Commission, were presented in the November 10th Commission meeting.

You will also recall that, based on staff recommendation at the November 10th Commission meeting, to refer the proposed revised lease to the Finance Committee wherein the opinions of both PHTA and staff could be listened to more fully, I stated that I would be happy to consider this matter and bring it to the attention of the Finance Committee for recommendation to the full Commission. I further requested that Commissioner Byrnes join with Commissioner Colbert and myself on the Finance Committee to have fuller participation and input from the Commission. As a result, the Commission did approve the referral of the matter to the Finance Committee.

The Finance Committee, including participation of Commissioner Byrnes, held two meetings with staff and PHTA with full consideration and discussion devoted to the points at issue. The first meeting was held on November 22, 1977, with the President of the PHTA, SFHA staff and the Finance Committee participating. At the conclusion of the November 22nd Commission meeting, I recommended, and it was agreed, that the next Committee meeting, scheduled for December 8th, would be set aside particularly for additional input to the Finance Committee considerations by members of the PHTA, their legal counsel and any other tenant representatives that might contribute information and facts relating to the issues in question. My invitation for this purpose was extended by letter under date of November 25, 1977. The December 8th Finance Committee meeting was held as scheduled with the President, and other members of the PHTA in attendance. The points at issue in the proposed revised lease were again reviewed and discussed in detail.

As a result of the discussions and considerations in the two committee meetings, I am pleased to report the Committee recommendations relative to the points at issue as follows:

1. The Committee concurs with the position of the PHTA with respect to the issue concerning "Termination of Lease for Reason of Non-Payment of Charges". The proposed lease as drafted included seven (7) examples of items that could serve as cause for lease termination if there were repeated violations of the terms of the lease. The Number 7 item in the list was worded "Non-payment of Charges". PHTA recommended this item Number 7 be dropped. The Committee concurs and the revised lease form as presented with the Resolution recommended for approval today, does not contain Item Number 7 in accord with PHTA recommendation.

2. The Committee concurs with the position of SFHA staff with respect to the other points at issue. Each of the other points at issue were considered in depth and the position of PHTA in each instance was fully taken into consideration by the Committee. Particularly in view of the fiscal stability and solvency of the Housing Authority, and particularly in view of the substantial delinquent balances owed by a large portion of the tenant body, the Committee feels the SFHA staff position is sound and reasonable and will serve to improve the situation with respect to the bad delinquency problem and will generally go far to improve the fiscal stability of the Housing Authority.

I am convinced, and I feel that Commissioners Byrnes and Colbert, who also considered the matters at issue in great depth during the Committee meetings, that the staff position is correct with respect to the following:

1. The new lease form, and the special agreement form that will be adopted to accompany the new lease, will permit every tenant with a delinquent balance to gradually catch up on their delinquent balance based on their ability to pay, and the Housing Authority will give written assurance to every tenant, with a delinquent balance, that they will not be evicted for reason of a delinquent balance, as long as the terms of the special agreement are met which provides for regular monthly payments to cover rent and a reasonable catch-up amount.
2. The policy of the Housing Authority is to make it possible for every tenant to stay in occupancy and not be evicted due to delinquent balances owed.
3. The Housing Authority will use all funds collected in connection with the improved fiscal position to apply to improved maintenance of the dwelling units.

The lease form has been updated in accordance with the Finance Committee recommendations as outlined above. The Committee recommends adoption of the Resolution supporting this updated lease format.

Commissioner Ubalde then pointed out to those present that the resolution, as distributed, had been amended to include a new item IV as follows:

Be it further resolved, that the staff report to the Commission every 90 days on the effectiveness of this revised resolution and that the Finance Committee review the revised policy after one year.

He then moved that the recommendation of the Finance Committee be approved and the Resolution be adopted as read. Commissioner Byrnes seconded.

The Chair recognized Ms. Andrea Saltzman, attorney for PHTA. She said PHTA objected to "miscellaneous" charges on monthly statements -- felt these charges should be itemized. PHTA felt the grievance procedure would become totally ineffective as regards delinquencies, since the way the lease was written, rent had to be current in order to proceed with a grievance. They objected to current payments being applied to the "miscellaneous" charges on statements. PHTA felt the lease language was too complicated. Ms. Saltzman felt there could be eviction for non-payment of rent when they have disputed charges. Also, that the Housing Authority should not have permitted piling up of back balances. PHTA had no objection whatsoever to the idea of adopting a separate agreement for bringing back balances up to date. She also stated HUD's comment was that PHTA's proposal was acceptable while management's proposal was not; and she had a copy of that letter from HUD and offered to read the exact language on that point. But, she said, there was no question that HUD does believe the PHTA proposal was acceptable.

Commissioner Ubalde agreed there was no excuse on either side in regard to rent delinquencies. Also, it had been agreed by the Controller and Executive Director that miscellaneous charges will be separated. He said, in regard to the spirit of the revised policy, that it would be reviewed every 90 days. This will be done to enable tenants to catch up on delinquencies. He assured PHTA the Authority did not want to take tenants to court since it was very costly in every way and therefore these guidelines were set up so they could meet the needs of the tenants. He felt the Commission, tenants and staff all had to work together since the loss in the past year was almost one-quarter million dollars over that budgeted. About 3-4 months ago, he said, we had dealt with the issue of 85-90% in order to come up with the kind of income we need for HUD requirements. He said, again, we are one of the most expensive housing authorities in the nation and we need to work together to alleviate this problem.

Several tenants spoke against this new lease on the grounds they felt it would kill the grievance procedure, because of the maintenance situations, and because rent checks are held up for days in the rental department or in managers' offices. A question was also asked if some of this income loss was due to empty projects. They also felt tenants could not pay the \$5 late charge.

Chairperson Wallace passed the gavel to Vice Chairman Ergina. She said she was opposed to the new resolve on the 90 days review; that she was opposed because we had previously talked about 90 days on maintenance which report, she said, came in only once; she was opposed because moneys lie in managers' offices from 7-8 months and do not get recorded and then part of it is sent back; she was opposed because if this agency would do its job and get some of the managers to do their jobs, then she could go along with it; she said she was opposed to the \$5 late payment because she said there was a charge catalog and we were talking about putting that money on maintenance. She felt there should be better maintenance. Also, it was already on the records that if something was not fixed within 72 hours, a tenant could withhold rent. She stated we have windows boarded up all over that have not been repaired yet. She was opposed because the DSS money was not applied and lies for days in offices on desks; also because cashier's windows were closed down 3:30-4:00 o'clock and a resident is told to come back the next day. In addition, she said, the charge catalog does not clarify charges; people put down what they want. She stated she wished to go on record as being opposed to this.

Ms. Saltzman distributed to the Commissioners copies of the PHTA statement on the lease which dealt with all disputed categories. This had been read by Ms. Hammond to the Finance Committee.

Chairperson Wallace asked for a roll call vote.

Vice Chairman Ergina asked if this resolution was conditioned on the provision that we come back after a certain period of time to review the policy, and Commissioner Ubalde confirmed that it was conditioned on review every 90 days, and at the end of the year the Finance Committee would review it and perhaps revise or make further recommendations on how effective it is.

Commissioner Anderson asked if charges could be separated from rent and both the Secretary and Commissioner Ubalde assured him this would be effective in January if this policy is approved.

Commissioner Anderson said he felt it only fair that both sides understand that each group is held accountable. The Authority is held accountable and the tenants are also held accountable. The tenants are accountable to, when feasible, pay their rent on time; and the Authority is held fiscally accountable to assure people who police them that they are doing their very best to affect a sound financial policy. And if this is not ascertained, then lack of accountability and responsibility haunts the Authority. So it is not "either/or" -- it is "both/and". He said he was sensitive to

the feelings of human beings and he would always respond to that extent. At the same time he was also sensitive to accountability of what this motion intends to do in assuring authorities that we are trying to implement some sense of sound fiscal policy. Whether or not this will become effective, we do not know, and that is why he did not mind supporting the 90-day review revision. If we don't try, we'll never know, but we must move off of dead center.

Commissioner Byrnes asked the Secretary, in this 90-day review, if there would be ample input as to how the lease is working.

Secretary responded, once again reminding everyone, there has been a mechanism in effect for seven years whereby residents can bring their grievances to the table, under the Memorandum of Understanding, on a city-wide basis. This revised policy can certainly come to this table. Once a month we hold a meeting which can review the lease's effectiveness. We should get an early warning signal from the residents association at the next Memorandum of Understanding meeting which will be held in January.

Commissioner Ubalde then asked that the question be called.

Roll call vote was as follows:

Booker T. Anderson	- yes.
Dr. Amancio Ergina	- yes.
Cleo F. Wallace	- No.
Joan M. Byrnes	- Yes.
Martin L. Helpman	- Yes.
The Rev. Dr. A.C. Ubalde, Jr.	- Yes.

The "AYES" had it, the motion was carried.

Ms. Saltzman said, in presenting this lease originally, staff said the security deposit increase would not be applied to present tenants. She asked on behalf of PHTA that this be adopted by this Commission.

The Secretary confirmed that it would be the policy not to increase the security deposit for present tenants.

Chairperson Wallace asked how this lease would affect Section 8. We are now converting Section 23 to Section 8, and those tenants have lease agreements with their landlords.

Secretary stated, under the regulations, as long as we have Section 23 units, this lease would apply to those who are still under contract, and our annual contributions contract will not expire until September 23, 1978. It will be extended if HUD does not give us enough funds and allocations to convert all 918 units remaining in Section 23 program. So the lease will apply to the Section 23 Leased Housing residents. It does not apply to Section 8 residents; even those who get converted from 23 into Section 8 because leases are directly between owner and tenant under Section 8.

Chairperson Wallace then brought up the next resolutions.

The Secretary referred the Commission to the Staff report of December 8th, on two resolutions as follows:

ANNUAL CONTRIBUTION CONTRACT AMENDMENTS

(A) Section 23 - SF-268 Amendment No. 5 (Proposed)

(B) Section 8 - SF-618 Amendment No. 2 (Proposed)

Amendments to the Annual Contribution Contracts for the two Leased Housing Programs (Section 23 and Section 8) are necessary at this time. A brief history of the past amendments and the reason for the proposed amendments follows:

SECTION 23 - SF-268

Original Annual Contribution Contract October 28, 1966 500 units

Amendment No. 1 December 8, 1966 - Increase to 1000 units

- Amendment No. 2 April 2, 1969 - Increase to 1500 units
- Amendment No. 3 June 30, 1972 - Reduction to 1150 units
- Amendment No. 4 September 29, 1972 - Redistribute bedroom
allocation of 1150 units
- Amendment No. 5 (Proposed) - Reduction to 918 recognizing con-
version of 232 units to Section 8
Leased Housing

SECTION 8 - SF-618

- Original Annual Contribution Contract December 23, 1975 - 323 units
- Amendment No. 1 April 15, 1977 - Increase to 500 units
- Amendment No. 2 (Proposed) Increase to 830 units. Additional 98
units plus 232 units converted from
Section 23 Leased Housing

Secretary said the first resolution will subtract from our annual contri-
bution contract for Section 23, and give to the Section 8 program as is
shown in the second resolution. We will probably be going through this
process for a period of time until we have converted all our Section 23
units from the total of 1150 over to the Section 8 program. The Staff is
recommending adoption of:

RESOLUTION NO. 2124
* * * * *

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT TO ANNUAL
CONTRIBUTIONS CONTRACT FOR SECTION 23 LEASING FOR
PRIVATE ACCOMMODATIONS
* * * * *

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT TO ANNUAL
CONTRIBUTIONS CONTRACT FOR SECTION 23 LEASING FOR
PRIVATE ACCOMODATIONS

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") has entered into an Annual Contributions Contract (as amended) on October 28, 1966, and now proposes to enter into an amendatory contract (herein called "Amendment to Annual Contributions Contract for Leasing Private Accomodations Pursuant to Section 23 of the Housing Act of 1937, as amended"); and

WHEREAS, it has been agreed between the Local Authority and the Government to amend the Annual Contributions Contract in the particulars indicated in such Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the "Amendment to Annual Contributions Contract for Leasing Private Accomodations Pursuant to Section 23 of the Housing Act of 1937, as amended," is hereby approved and accepted; and

II. That the Chairperson or Vice Chairperson is hereby authorized and directed to execute said Amendment in two counterparts on behalf of the PHA; and

III. That the Secretary is hereby authorized and directed to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each such counterpart and to forward such executed counterparts to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

IV. That this Resolution shall take effect immediately.

Commissioner Byrnes moved for adoption of this resolution; seconded by Commissioner Ubalde. Unanimously passed.

Secretary then said the next resolution amends Section 8, Annual Contributions Contract which would increase our Section 8 allocation to 830 units. You will now be authorizing Chairperson and our Vice Chairman and Executive Director to execute this ACC to add 98 units, plus 232 units converted from Section 23. Ninety-eight are on allotment of Section 8 units that were given to us under the Housing Assistance plan of the City, and the 232 units that you just took from the Section 23 ACC and you're adding it now under the conversion program to the Section 8 program, giving us a total of 830 units for Section 8.

RESOLUTION NO. 2125

* * * * *

RESOLUTION APPROVING AMENDMENT NO. 2
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION

* * * * *

RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT NO. 2
TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "PHA") entered into a Section 8 Annual Contributions Contract on December 23, 1975, with the United States of America (herein called the "Government"); and

WHEREAS, it is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the amendment to the Annual Contributions Contract is hereby approved and accepted; and

II. That the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the amendment on behalf of the PHA; and

III. That the Secretary is hereby authorized to impress and attest the official seal of the Housing Authority of the City and County of San Francisco on each counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

IV. That this Resolution shall take effect immediately.

Commissioner Ubalde moved for adoption of this resolution with a second from Commissioner Byrnes. Unanimously passed.

Chairperson asked for the next resolution.

Secretary read the following report relative to this resolution amending Conflict of Interest Code:

In 1974 the State of California adopted a Conflict of Interest Code. State law required all local jurisdictions to follow suit. Subsequently, the Board of Supervisors of the City and County of San Francisco implemented these provisions of the state law by ordinance. The Board then directed all Commissions and Agencies, including the San Francisco Housing Authority, to comply with these state law requirements.

Consequently, the Commission adopted a Conflict of Interest Code for the Authority on June 24, 1976. Subsequent to its adoption, the State of California amended its requirements for conflict of interest codes. These changes necessitate the following changes in the Housing Authority's Code:

1. An employee whose work is subject to substantive service by his superior or others is no longer required to make a report, e.g. staff architect, planner, etc.
2. Formerly individual reports were required to be filed by the Executive Director of the Housing Authority with the Board of Supervisors, with copies retained by the Executive Director permanently. Under the revisions, the Executive Director will send his own report to the Clerk of the Board but will keep all others in his file.
3. Two new modifications of the definition of "income" were added. Company contribution and per diem expenses or travel expenses were eliminated.
4. In the category of "Designated Persons" the Commissioners themselves are added.

Other than these points the Code remains the same as that adopted in June of 1976. In order to conform to state law, staff recommends passage of the attached resolution amending the Conflict of Interest Code for the San Francisco Housing Authority. The resolution also directs the Executive Director to revise the code annually to comply with any further amendments of California Ordinance 191-76 and Forward same to the Board of Supervisors.

RESOLUTION NO. 2126

RESOLUTION AMENDING CONFLICT OF INTEREST CODE
FOR THE HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO.

* * * * *

RESOLUTION AMENDING CONFLICT OF INTEREST CODE
FOR THE HOUSING AUTHORITY OF THE
CITY AND COUNTY OF SAN FRANCISCO

* * * * *

WHEREAS, the State of California adopted a Conflict of Interest Code in 1974; and

WHEREAS, the Board of Supervisors of the City and County of San Francisco, by Ordinance, implemented the provisions of said State Law; and

WHEREAS, said Board of Supervisors has directed all Commissions and Agencies, including the San Francisco Housing Authority, to comply with the requirements of said State Law; and

WHEREAS, to effectuate this purpose, said Board of Supervisors requires adoption of a Conflict of Interest Code prior to July 1, 1976; and

WHEREAS, the enabling Ordinance requires a public hearing, to be had on a proposed code;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

- I. That the San Francisco Housing Authority Commission, pursuant to the requirements of the law and Resolution NO. 191-76, of the Board of Supervisors of the City and County of San Francisco hereby adopts Conflict of Interest Code as attached hereto, which amends the code adopted by Resolution 2037.
- II. That the Executive Director is further directed to revise said Code annually to comply with any amendments to said State Law of its ordinance 191-76 hereafter adopted.
- III. That this Resolution become effective immediately.

Vice Chairman Ergina moved for adoption of this resolution, seconded by Commissioner Anderson. Unanimously passed.

Chairperson asked for the final resolution.

The Secretary read the following resolution in toto:

RESOLUTION NO. 2127
* * * * *

RESOLUTION COMMENDING JOHN E. SULLIVAN
FOR HIS SERVICE AS LEGAL COUNSEL
TO THE
SAN FRANCISCO HOUSING AUTHORITY
* * * * *

RESOLUTION NO.

* * * * *

RESOLUTION COMMENDING JOHN E. SULLIVAN
FOR HIS SERVICE AS LEGAL COUNSEL
TO THE
SAN FRANCISCO HOUSING AUTHORITY
* * * * *

WHEREAS, Mr. John E. Sullivan has been legal counsel to the Housing Authority of the City and County of San Francisco since May 1, 1967; and

WHEREAS, Prior to his appointment as counsel to the Housing Authority, Mr. Sullivan served the said City and County as Commissioner and member of the San Francisco Parking Authority; and

WHEREAS, For many years and through various administrations, Mr. Sullivan's advice and counsel has been sought and followed by San Francisco's civic leadership; and

WHEREAS, The wealth of governmental experience and legal knowledge accrued by Mr. Sullivan during this career have repeatedly redounded to the benefit of the Housing Authority during his tenure as legal counsel; and

WHEREAS, Mr. Sullivan has informed this Commission of his intent to resign as its legal counsel in order to devote full time to his private practice of the law;

NOW, THEREFORE, BE IT RESOLVED:

That this Commission regretfully accept Mr. Sullivan's resignation; and

BE IT FURTHER RESOLVED:

That this Commission sincerely commends and thanks Mr. Sullivan for his faithful service in behalf of the Housing Authority and the residents of public housing.

/s/ Cleo F. Wallace
Ms. Cleo Wallace, Vice Chairperson

/s/ Martin Helpman
Mr. Martin Helpman, Commissioner

/s/ Amancio Ergina
Dr. Amancio Ergina, Commissioner

/s/ A. C. Ubalde, Jr.
The Rev. Dr. A.C. Ubalde, Jr.
Commissioner

/s/ Joan M. Byrnes
Ms. Joan M. Byrnes, Commissioner

/s/ George Patton Colbert
Mr. George Patton Colbert,
Commissioner

/s/ Booker T. Anderson
Booker T. Anderson, Commissioner

Attest:

/s/ Walter L. Scott, II
Walter L. Scott, II Secretary

Vice Chairman Ergina moved for adoption of this commendatory resolution; seconded by Commissioner Byrnes. All voted for adoption.

Chairperson said, personally, during her time in Housing it has been her pleasure to work with Counsel Sullivan and asked for the privilege of taking him to lunch. She said there were a few things she needed to tell him about (laughter) which she was not at liberty to discuss in open body. She said she would like to feel she could call on him, even though he had left the Authority. Their friendship was something she treasured and she said she enjoyed working with him and enjoyed knowing him. There were many times, she said, when she felt she would not have made it had it not been for Counsel Sullivan's support. She said she appreciated all he had done, and her feelings of friendship went farther than this Authority.

Counsel thanked her to the sound of a great deal of applause.

The Secretary, Mr. Scott, addressed Counsel saying, ever since he first came aboard in 1968, Counsel had been an invaluable aid and a source of advice in keeping his feet on the ground properly, and helped him to assume the position he was now occupying. He wanted to thank him personally and publicly for his support and his wise counseling over the years. And, also, on behalf of the entire staff of the Housing Authority -- especially those that had to deal with his day-to-day going to the courts -- he thanked Counsel for all his assistance.

Counsel Sullivan thanked Mr. Scott and asked to make a few comments. He said he did appreciate the expression of sentiments. He said, Walter (Secretary) always reminds me of the way the Housing Authority operates. He never pushes you. Somehow or other, a crisis is always occurring; he tells you about it; you nod your head that you understand; then he wants the answer, in writing, yesterday (laughter). I think that feeling has pervaded the staff and I have personally enjoyed working with the staff over the years I've been here. I've come to admire them. They are dedicated -- they're professional -- they work under great handicaps because it IS a large authority. And there are many, many levels of decisions and input, and all these things must be considered. But Walter and most of the department heads are professionals. They do not lose their cool under this pressure -- try to maintain it and, in most cases, have done very well at that. I must say their reporting to you has been pretty objective. It is not slanted -- it is not against the tenants -- it is, most of the time, for the tenants, with an understanding of the needs of the tenants. I have always liked working with people -- I've enjoyed this position because it gave me a chance to work with people who really needed help. The rent delinquencies may be partly my fault -- the staff has a job trying to work with a very difficult situation, and if anyone's made a mistake in the rent collections department and in the delinquencies, maybe I've been too soft-hearted and too easy in working out some situation -- giving an extension or a continuance -- setting aside a default -- bending over backwards to accommodate each situation. That's the way you have to look at it -- each situation has to be taken case by case. There is no general rule to apply to all tenants. And, as they come up, you evaluate each one. So I will take the responsibility for some of the delinquencies. Department heads ARE sensitive, as Commissioner Anderson pointed out. They ARE aware. And you may not think so, sometimes, but basically because they are professionals, they are sensitive to the job they're doing and to their responsibilities. So with that, I wish all of you well. You're doing a very, very difficult job in San Francisco. You're dealing in a very tough arena. The responsibilities of your decisions are far reaching and I can only encourage you to absorb as much of the input, from both tenants and staff, as you can. But keep in mind that under the regulations, staff is responsible to you and they're the ones who have to give you direction. So, with mixed emotions, I will finish out the two weeks. Your new counsel, Lois Johnson, has shown me already that she is very quick at picking up what's going on and how to go about it, and I wish her well in this new venture. I've assured Chairperson Wallace and I've assured Mr. Scott and Ms. Johnson that I'm available with any knowledge I have. My door is wide open. Thank you very, very much.

There was very hearty and prolonged applause for Counsel Sullivan.

Secretary then said, since this is the last item on the agenda, and this is the final Commission Meeting for 1977, we would like to wish every employee and their families, and the residents of public housing in San Francisco a Happy Holiday Season and a Healthy and Satisfying New Year.

10. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned.

Chairperson

Secretary



